

\$675,000 - 32140 Range Road 45, Rural Mountain View County

MLS® #A2270352

\$675,000

2 Bedroom, 2.00 Bathroom, 1,611 sqft
Residential on 6.00 Acres

NONE, Rural Mountain View County, Alberta

Welcome to this 6-acre hobby farm nestled in the heart of Bergen, Alberta – perfectly set up for horses and rural living and a shop that steals the show! This property combines country charm with practical setup and modern comfort, offering everything you need to enjoy the acreage lifestyle. The 2006 home is warm and inviting, featuring 3 spacious bedrooms, 2 full bathrooms, and a large addition that adds extra living space or relaxing evenings by the fire. Natural light fills every room, and the open floor plan makes it easy to entertain or simply unwind in comfort. The home has many upgrades to note including new roof in September 2025, new hot water tank in 2023, new heat tape, and furnace cleaned and serviced October 2025. Outside, the property is thoughtfully set up for your animals and hobbies. You™ll find fenced and cross-fenced pastures, horse shelters, auto waterer, dog run, and chicken coop! The 40x48 shop with 2 overhead doors tall enough for any semi or RV is ideal for vehicles, equipment, or your next project complete with in-floor heat and ventilation system. With mature trees for privacy, wide-open views to the SW, and that peaceful Bergen setting, this acreage truly feels like home. Whether you™re looking to start a small hobby farm, bring your horses, or just enjoy the space and quiet of country living – this is a turnkey opportunity in one of Mountain View



County's most desirable rural areas.

Book your showing and come experience
acreage living the way it was meant to be!

Built in 2006

Essential Information

MLS® #	A2270352
Price	\$675,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,611
Acres	6.00
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	32140 Range Road 45
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking Spaces	10
Parking	None

Interior

Interior Features	Jetted Tub, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Range, Refrigerator, Washer/Dryer, Water Purifier
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Private Entrance, Dog Run
Lot Description	Fruit Trees/Shrub(s), Treed, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	November 12th, 2025
Days on Market	2
Zoning	A Agricultural District

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.