\$899,900 - 6101 Township Road 314, Rural Mountain View County

MLS® #A2184896

\$899,900

2 Bedroom, 1.00 Bathroom, 771 sqft Residential on 154.77 Acres

NONE, Rural Mountain View County, Alberta

154 ACRES in BERGEN! Private & quiet. BEAUTIFULLY TREED & private with a few natural SPRINGS on the land. 2 BED, 1 BATH. Well maintained BUNGALOW with SINGLE DETACHED GARAGE. From the front entry you are welcomed into a large living room with big bright windows. Open concept kitchen/dining area. Rounding off this floor are 2 good sized bedrooms and a 4pc. Bath. Basement is undeveloped. Garage & Home have tin roofs. The back yard used to have a beautiful garden plot and ~2acres fenced off for horses. Property is FULLY FENCED (new on the west boundary) Garden shed & small equipment shed a bonus. Many WALKING TRAILS through the quarter. Large CLEARING on each side for potential FUTURE BUILDING SITES. Here's your chance to move to the country with endless opportunities for whatever you want your life to look like whether it's acreage living, a weekend getaway, gardening, or maybe even a home based business! If 154 acres isn't enoughâ€lthis is a great area for RECREATIONAL activities with lots of CROWN LAND nearby, a short drive west to the RED DEER RIVER, & Davidson Park for fishing / tubing! Less than 20 minutes to Sundre, 40 minutes to Olds, 90 MINUTES TO DOWNTOWN CALGARY. Conservation easement on title.







Essential Information

MLS® # A2184896 Price \$899,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 771 Acres 154.77

Year Built 1968

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 6101 Township Road 314

Subdivision NONE

City Rural Mountain View County

County Mountain View County

Province Alberta
Postal Code T0M1X0

Amenities

Parking Single Garage Detached

of Garages 1

Interior

Interior Features See Remarks

Appliances Electric Stove, Range Hood, Refrigerator

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning, Basement

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Treed, Creek/River/Stream/Pond

Roof Metal Construction Other

Foundation Poured Concrete

Additional Information

Date Listed December 30th, 2024

Days on Market 93
Zoning AG

Listing Details

Listing Office RE/MAX real estate central alberta

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