

\$618,000 - 32102 Range Road 42, Rural Mountain View County

MLS® #A2257956

\$618,000

3 Bedroom, 1.00 Bathroom, 1,363 sqft
Residential on 6.72 Acres

NONE, Rural Mountain View County, Alberta

This 6.72-acre property is an excellent opportunity for those looking to enter acreage living without sacrificing convenience. The home offers over 1,300 sq. ft. of functional living space and has recently seen many updates, including fresh landscaping, new vinyl flooring, new appliances, fresh paint, and treated decks. The layout includes a bright east-facing living room with a wood-burning stove, an open kitchen and dining area with room for a large table or future island, three bedrooms, a full 4-piece bathroom, and a dedicated laundry room. Outdoor living is well designed with two east-facing front decks to enjoy the morning sun and a large west-facing rear deck to take in mountain views and sunsets. The land is fenced and ready for animals, with a stock waterer, hydrant, pens, and shelters already set up (metal panels excluded). Outbuildings include a wired bunkhouse/cabin with loft, multiple chicken coups, woodshed, and a barn with stalls and tack storage. Additional upgrades provide peace of mind, including a newer metal roof, upgraded plumbing and electrical, and updated well and septic systems. Located just 15 minutes to Sundre, 20 minutes to Olds or Didsbury, and 45 minutes to Cochrane, this property offers the perfect balance of country living and access to amenities. This home comes with a pre-listing home inspection available with a successful offer.



Built in 1976

Essential Information

MLS® #	A2257956
Price	\$618,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,363
Acres	6.72
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	32102 Range Road 42
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Utilities	Electricity Connected, Propane
Parking Spaces	10
Parking	Off Street

Interior

Interior Features	No Smoking Home, Storage, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Front Yard, Landscaped, Many Trees, No Neighbours Behind, Private, Lawn, Native Plants, Pasture, Secluded
Roof	Metal
Construction	Vinyl Siding
Foundation	See Remarks

Additional Information

Date Listed	September 17th, 2025
Days on Market	23
Zoning	R-F (Residential Farmstea

Listing Details

Listing Office	Coldwell Banker Vision Realty
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