

\$2,199,000 - 344066 Range Road 45, Rural Mountain View County

MLS® #A2246965

\$2,199,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 160.00 Acres

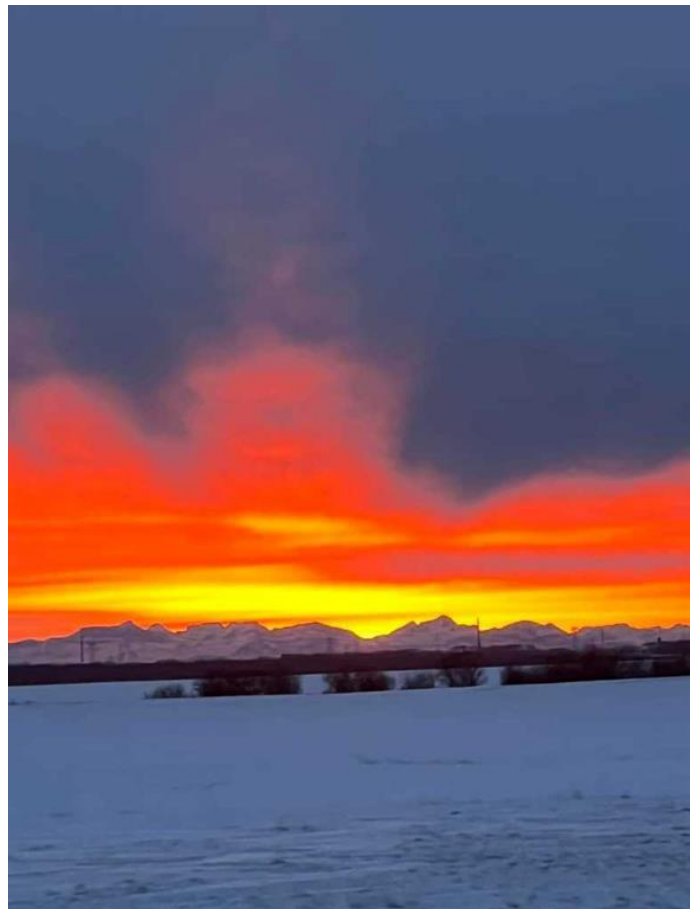
NONE, Rural Mountain View County, Alberta

If you've always dreamed of the perfect farm setting, there's no need to look any farther than right here! This farm comes complete with a well thought out farm yard starting with two homes (2511 & 1231 sq ft), a 40x60 shop, a 40x80 quonset that can double as a riding area for training, 2 wells, really cool hip roof barn and corrals with shelters for your critters. With 102 acres of pasture(30 pairs +/-) and 41 acres in hay, this is the perfect starting package for the would be farmer. Located 15 minutes NE of Sundre on a dead end road, close to the Big Red Deer river, the setting is not only peaceful, it's a handy distance to Sundre, Olds, Red Deer or Calgary. If you're into golf, Forest Heights Golf Course is 1/2 a mile up the road. AND.....2 major bonuses? The incredible Rocky Mountain view and \$16,000+ in revenue!! Well set up and well cared for farmsteads on full, uncut, quarters are a rarity today and the opportunities are endless with this beauty. Call your favorite REALTOR today and come have a look at this gem before it's gone!

Built in 1980

Essential Information

MLS® #	A2246965
Price	\$2,199,000
Bathrooms	0.00



Acres	160.00
Year Built	1980
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	344066 Range Road 45
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Utilities	Electricity Connected, Propane
Parking	Double Garage Detached
# of Garages	2

Exterior

Roof	Metal
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	34
Zoning	AG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.