

\$739,000 - 34318 Range Road 43 B, Rural Mountain View County

MLS® #A2193371

\$739,000

3 Bedroom, 3.00 Bathroom, 1,304 sqft
Residential on 3.93 Acres

NONE, Rural Mountain View County, Alberta

This beautiful walk-out bungalow on 3.95 acres is located in a private setting at the end of a road. Main level was built for aging in place. From the house its a 3 minutes walk across crown land on the north side to get down to the Red Deer River where you can fish, hike, ride horses, have a camp fire down by the river, or send the kids for a camp out. Astounding opportunity to enjoy nature at its best. The home features over 1300 sq ft on the main floor with a large Hickory kitchen, lots of cabinets and counter space, breakfast island, dining room, and Primary bedroom all have incredible views across the land to the west and mountain views. Enclosed sunroom on the west side to enjoy the view all year long. Full laundry on the main floor and lots of cabinets and storage off the side entrance that leads to the north deck space perfect for the BBQ. The lower level has another two good size bedrooms, large rec room perfect for the pool table, and entertaining friends with the small bar counter. In floor heat and walk out to the enclosed sunroom on the lower level with a gas heater and gas fire pit make this enjoyable year round as well. Lots of storage space and good soft well water. Lots of storage space as well. Outside There is a graveled serviced area with power and septic services to build a new shop or park the RV. Would also be a great space to install a wood heater with so much firewood available. Storage shed with



power is a plus. All underground power to the property as not to obstruct any views. Must see before you loose this one of a kind property. Call to view today.

Built in 2001

Essential Information

MLS® #	A2193371
Price	\$739,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,304
Acres	3.93
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	34318 Range Road 43 B
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T4C 2H6

Amenities

Parking	Attached Carport
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Oven-Built-In
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room, Wood Burning, Free Standing
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Backs on to Park/Green Space, Views, Creek/River/Stream/Pond, Private, See Remarks
Roof	Metal
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2025
Days on Market	35
Zoning	11

Listing Details

Listing Office	Royal LePage Benchmark
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