

\$1,149,000 - 33525 Range Road 41, Rural Mountain View County

MLS® #A2183116

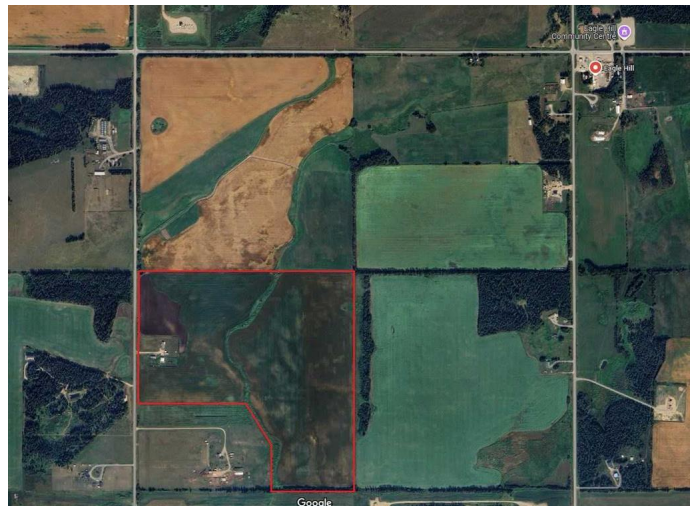
\$1,149,000

3 Bedroom, 2.00 Bathroom, 1,325 sqft
Residential on 122.72 Acres

Eagle Hill, Rural Mountain View County,
Alberta

FANTASTIC OPPORTUNITY! 122.72 acres with a manufactured home and a fully finished shop. The ~113 acres of cultivated crop land have been successfully rotated through numerous wheat and canola crops over the years. Only 23 minutes to Olds and Bowden, 17 minutes to Sundre, and a short jaunt to the amenities of Eagle Hill. The 3-bedroom 20' wide manufactured home with new luxury vinyl plank flooring and a bright open floor plan is sure to impress. The home was purchased new in 2013, manufactured by Triple M Housing (Lethbridge, AB), and has been installed on steel screw piles for added strength and security. This move-in ready home has excellent rental investment potential, or can be easily moved if seeking to build something larger. The 40'x42' heated shop built by UFA in 2017 with a large 20'x14' roll up door is ready for all the projects you can dream of. Also included are three flat bottom granaries ready to be filled with this year's crop. Enjoy spending time outdoors in the clean yard site and relax on the spacious decks with wide open views all around. Add these cultivated acres to your existing operation or begin a farming journey near the peaceful community of Eagle Hill, AB.

Built in 2013



Essential Information

| | |
|----------------|--------------------------------------|
| MLS® # | A2183116 |
| Price | \$1,149,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,325 |
| Acres | 122.72 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Modular Home |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 33525 Range Road 41 |
| Subdivision | Eagle Hill |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M0K0 |

Amenities

| | |
|--------------|---|
| Parking | Parking Pad, Quad or More Detached, RV Access/Parking |
| # of Garages | 6 |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan, Pantry |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Dog Run, Garden, Private Yard, Storage |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | December 12th, 2024 |
| Days on Market | 91 |
| Zoning | 1 |

Listing Details

| | |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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