

\$1,299,000 - 30502 Range Road 44, Rural Mountain View County

MLS® #A2184311

\$1,299,000

1 Bedroom, 1.00 Bathroom, 1,757 sqft
Residential on 112.00 Acres

NONE, Rural Mountain View County, Alberta

Off Grid living opportunity! 112 acres just off Burnt Timber Road with a log home ready for your finishing touches. This unique property borders a 22 acre water body, offering the very best of nature, privacy and seclusion for those wanting an off grid experience. The house offers 1757 square feet of living space, with an open main level kitchen/ dining and living room, while the second level loft is meant to serve as the bedroom(s). There is a huge main floor bathroom. The property has been granted occupancy by the County however it is not finished inside. It does have a drilled well and working permitted septic tank and field. A propane bullet is on site ready to connect to your own cooking and hot water heating system. A working 7.3kw solar power array includes (22) 315 panels. The battery bank is made up of (16) 2v Rolls e500 batteries for a total of 48v/100amps. The Magnum 2200 inverter feeds Midnite charge controllers. The current wood stove is the primary heat source. The neighbouring 40 acres which was recently subdivided is also available for sale (MLS A2184292) and shares access with the property. There is a significant amount of construction material on site that the Seller will move before possession. **SERIOUS VIEWINGS BY APPOINTMENT ONLY.** GST is applicable.

Built in 2021



Essential Information

MLS® #	A2184311
Price	\$1,299,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,757
Acres	112.00
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	30502 Range Road 44
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Utilities	None
Parking	None
Is Waterfront	Yes

Interior

Interior Features	See Remarks
Appliances	Refrigerator
Heating	Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit
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Lot Description	Treed, Views, Waterfront
Roof	Rubber
Construction	Log
Foundation	Piling(s)

Additional Information

Date Listed	December 22nd, 2024
Days on Market	80
Zoning	1

Listing Details

Listing Office	CIR Realty
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