

# **\$534,900 - 31518 Rr 282 ., Rural Mountain View County**

MLS® #A2210282

**\$534,900**

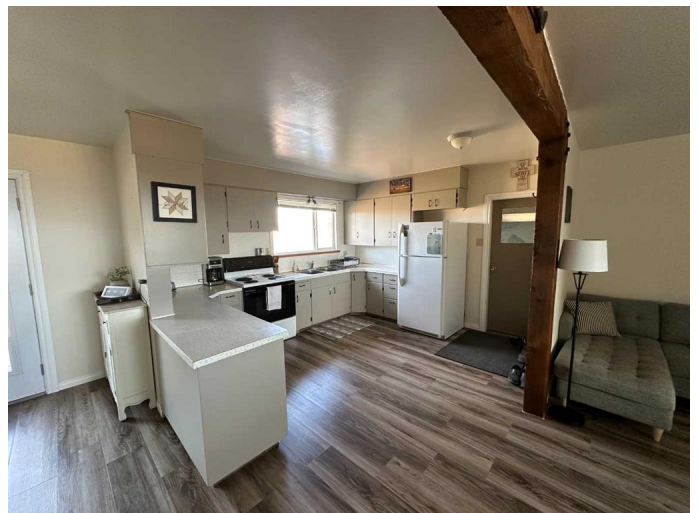
3 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 2.32 Acres

NONE, Rural Mountain View County, Alberta

Have you been waiting for the perfect acreage to come on the market, where you could enjoy the country life yet only be 15 or 20 minutes from the grocery store? Your wishes have come true. This 2.3 ac property would be a great place to raise your family. With 3 bedrooms and 2 bathrooms it is all that you would need for now. There is a nice open floor plan which will create a fantastic atmosphere to visit with family and friends after a great home cooked meal. The garden doors off the dining room will give you access to the 10 x 20 west facing deck where you can enjoy a view of the awesome Rocky Mountains and the best BBQ's will also take place (medium well on the T-bone please) as you watch the BEAUTIFUL Alberta sunsets. On the eastside of the home there is a 10 x 40 covered veranda where you can enjoy your morning coffee, as the sun rises to greet the day. In recent years there has been many upgrades completed, including a high efficient furnace, power vent hot water tank, asphalt shingles and painting the exterior. The double attached garage with direct access to the home will be appreciated on the cool mornings when you're off to work. As prices continue to rise on groceries you'll be thankful for the large garden area where you can grow some of your own vegetables. Take a good serious look at this property and see if it is just what you have been looking for.

Built in 1955



## Essential Information

MLS® #	A2210282
Price	\$534,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	2.32
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	31518 Rr 282 .
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

## Amenities

Parking	Double Garage Attached, Gravel Driveway
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Rain Gutters, Storage
Lot Description	Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                      Block

**Additional Information**

Date Listed                      April 10th, 2025  
Days on Market                8  
Zoning                              CR

**Listing Details**

Listing Office                    Front Porch Realty

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