

**33259 Range Road 34**  
**Rural Mountain View County, Alberta**

**MLS # A2257539**



**\$659,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                       |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                             |               |                   |
| <b>Style:</b>    | Acreage with Residence, Mobile Home-Single Wide                            |               |                   |
| <b>Size:</b>     | 1,280 sq.ft.                                                               | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Gravel Driveway, Parking Pad, RV Access/Parking                            |               |                   |
| <b>Lot Size:</b> | 3.11 Acres                                                                 |               |                   |
| <b>Lot Feat:</b> | Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, M |               |                   |

|                    |                                                                                   |                   |                           |
|--------------------|-----------------------------------------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                           | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Linoleum                                                                  | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                                   | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | None                                                                              | <b>LLD:</b>       | 16-33-3-W5                |
| <b>Exterior:</b>   | Vinyl Siding                                                                      | <b>Zoning:</b>    | R-CR                      |
| <b>Foundation:</b> | Block                                                                             | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows |                   |                           |

**Inclusions:** 3 x Storage Sheds, Firewood Shelter, Horse Shelter, Canvas Shelter, Livestock Waterer, Fire Pit & 2 Wood Chairs,

Beautiful, affordable and private acreage nestled amongst the trees northwest of Olds. Only minutes away from Little Red Deer River! These WONDERFUL VIEWS are only 15 minutes to either Olds and Sundre, and an hour and half to Calgary. This acreage offers mature trees and is SET UP for country living and relaxation. Upon arrival, you will find a little over 3 acres of land with mature trees, wild berries throughout (raspberry/saskatoon/strawberry), walking trails, wonderful landscaped yard, garden area, raised flower beds, firepit area, and dog run. The 2008 mobile home consists of 1280 sq. ft. of living space, and entire property is fenced (to keep wildlife out and dogs in) with numerous outbuildings including a 28' x 36' METAL CLAD SHOP, 3 nice sized and very functional storage sheds, including 12' x 24' shed with 7' door, horse shelter, firewood shelter, and canvas shelter. The shop is insulated and has a metal roof, roughed-in infloor heating, and mezzanine. The home is spacious, open and cozy, boasting a large kitchen with island and eating area, newer stainless steel appliances and patio doors opening up to a newly built 12' x 26' deck. There is a spacious living room, three bedrooms including primary with walk-in closet and 4 piece ensuite, another 4 piece bath and laundry area. The property has RV parking with 30 amp service, and newer septic tank and field (2021). This property is move-in ready - so it is time to escape from the city and enjoy the privacy and tranquility of country living.