

# \$974,900 - 4536 Township Road 310, Rural Mountain View County

---

MLS® #A2215250

**\$974,900**

3 Bedroom, 2.00 Bathroom, 1,147 sqft  
Residential on 8.90 Acres

NONE, Rural Mountain View County, Alberta

Discover the perfect acreage retreat! Nestled on a sprawling 8.9-acre parcel, this exceptional property offers a harmonious blend of rural charm and modern conveniences. Ideal for hobby farmers, equestrian enthusiasts, or those seeking a tranquil lifestyle, this estate is a true gem. As you step into the home, you're greeted by a spacious mudroom—an essential feature for country living. The main floor boasts an open-concept design, seamlessly connecting the kitchen, dining, and living areas. The kitchen has just been renovated and includes butcher block counters. Recent upgrades enhance the home's appeal, including new engineered hardwood flooring and tile throughout, fresh paint and renovated bathrooms. Garden doors off the kitchen lead to an expansive wrap-around deck, perfect for enjoying panoramic views and outdoor gatherings. The main level includes two comfortable bedrooms and a beautifully renovated four-piece bathroom. Downstairs, the fully developed basement features a third bedroom, a modern three-piece bathroom, and a generous recreation room complete with a bar and cozy woodstove—ideal for entertaining or relaxing evenings. For those requiring workspace or storage, the impressive 39' x 63' x 16' heated shop is a standout. Equipped with an office area, three-piece bathroom, mezzanine storage, in-floor heating



powered by a wood boiler, hot and cold running water, its own well and septic system, hot water tank, washer and dryer and a 220V welding bench, this shop is designed to meet diverse needs. The property is thoughtfully fenced and cross-fenced, featuring a barn with three box stalls, a hay shed, and a tack shedâ€”ready to accommodate your livestock or equestrian pursuits. Additional outdoor amenities include a greenhouse, chicken coop, dog house with run, single garage, a couple storage sheds and even a zipline for added fun.

This acreage offers a unique opportunity to embrace a serene, self-sufficient lifestyle without compromising on comfort or functionality.

Built in 1978

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2215250                         |
| Price          | \$974,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,147                            |
| Acres          | 8.90                             |
| Year Built     | 1978                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 4536 Township Road 310     |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |

|             |                      |
|-------------|----------------------|
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Propane                                   |
| Parking Spaces | 10   |
| Parking        | Single Garage Detached, Quad or More Detached, RV Access/Parking |
| # of Garages   | 10   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Wood Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings                     |
| Heating           | Fireplace(s), Forced Air, Propane   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Propane   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Storage, Dog Run, Kennel                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Pasture, Triangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 5             |
| Zoning         | 1             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.