

# \$949,000 - 31275 Range Road 13, Rural Mountain View County

---

MLS® #A2239204

**\$949,000**

3 Bedroom, 3.00 Bathroom, 1,265 sqft  
Residential on 4.00 Acres

NONE, Rural Mountain View County, Alberta

This property boasts a prime, high-visibility location with easy access to major routes, just 3 km west of the QE2 at DIDSBURY. Set on an expansive 4-ACRE PROPERTY, you'll find 5 STORAGE SHEDS and a FENCED PASTURE equipped with an animal shelter, and heated water for livestock. This renovated home offers 2,300 +/- sq ft of interior space and features an OPEN CONCEPT LAYOUT with a bright & unique kitchen with an eat up bar, good sized living & dining rooms + big windows throughout offering tons of natural light and views all the way around the property. 2 bedrooms + 2 bathrooms up and another bedroom + den and bathroom down. This home also offers a Summer kitchen for added convenience. Enjoy the MAIN FLOOR LAUNDRY, a cozy wood-burning stove, as well as 2 DECKS for outdoor relaxation & shade under the pergola. Hot tub included for your added enjoyment! The basement has a games/hobby area and IN FLOOR HEAT with newer windows & updates throughout. The insulated 60x35 SHOP is equipped with 220V single-phase power. IN-FLOOR & RADIANT HEATING ensuring year-round comfort with an attached 40 ft wired sea can featuring a developed reception & storage areas. This unique property has had an Auto Body business operated on the property in the shop (business package is available for purchase to the acreage buyer directly from the Seller).



Donâ€™t miss your chance to schedule a viewing today and embark on your journey toward a fulfilling new acreage lifestyle!

Built in 1970

**Essential Information**

MLS® #	A2239204
Price	\$949,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,265
Acres	4.00
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	31275 Range Road 13
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

**Amenities**

Parking	Quad or More Detached
---------	-----------------------

**Interior**

Interior Features	Built-in Features, Storage, Vinyl Windows
Appliances	See Remarks
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning Stove

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage
Lot Description	Low Maintenance Landscape, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	13
Zoning	Ag

### Listing Details

Listing Office	Quest Realty
----------------	--------------

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