

\$709,000 - 28379 Township Road 320, Rural Mountain View County

MLS® #A2239928

\$709,000

4 Bedroom, 2.00 Bathroom, 1,073 sqft
Residential on 5.51 Acres

NONE, Rural Mountain View County, Alberta

This 5.51-acre acreage, located just north east of Didsbury, is now available after recent home renovations and yard improvements. The updated main level features three bedrooms, a 3-piece bathroom, living and dining room and kitchen featuring modern appliances including a brand new refrigerator. From the dining room, step onto the back deck providing views of the properties natural landscape and wetlands – perfect for entertaining friends and family. A front porch/deck also provides outdoor living space to enjoy morning coffee sunrises over the open pastures to the east. The upstairs level has been updated with new vinyl flooring and carpet, new interior paint throughout and an updated stairwell to the basement. The basement is partially finished, with a fourth bedroom, a den/flex bedroom and 4pc bathroom already in place providing additional living space. There is still an opportunity to finish the basement to your taste. The exterior of the house has been refreshed with painted stucco and brand new vinyl siding accents. Blown-in insulation has been added to the attic and main floor windows have been replaced thus increasing the energy efficiency of the home. The land is a mix of pasture, trees, and wetland that attracts wildlife year-round. A new dugout/pond provides water retention for livestock, bird watching and skating. A fire pit area is established amongst the



towering poplars. The property is fenced and cross-fenced, and includes a sand round pen. The new front fence and lockable gates provide security for you and your family. Lots of room to park trailers/vehicles/toys and the opportunity to build your dream garage/shop/barn. This is a solid, move-in-ready acreage that offers space, privacy, and flexibility. Only 40 minutes to Crossiron Mills.

Built in 1960

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2239928 |
| Price | \$709,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,073 |
| Acres | 5.51 |
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 28379 Township Road 320 |
| Subdivision | NONE |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 0K0 |

Amenities

| | |
|-----------|-----------------------|
| Utilities | Natural Gas Connected |
| Parking | Parking Pad |

Interior

| | |
|-------------------|----------------------------------------------|
| Interior Features | See Remarks |
| Appliances | Dryer, Microwave, Refrigerator, Washer, Oven |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Private Yard |
| Lot Description | See Remarks, Treed, Private |
| Roof | Asphalt Shingle |
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 14th, 2025 |
| Days on Market | 2 |
| Zoning | 11 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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