

\$849,900 - 236, 5241 325a Township, Rural Mountain View County

MLS® #A2263938

\$849,900

4 Bedroom, 4.00 Bathroom, 2,162 sqft
Residential on 2.39 Acres

NONE, Rural Mountain View County, Alberta

This move-in-ready acreage east of Sundre in the very desirable community of *Osadchuk heights* is unique, very well cared for and waiting for a new family. Set privately amongst mature spruce trees, this fully fenced property is acreage living just minutes from town conveniences. The home welcomes you with a warm and inviting main floor, featuring a spacious primary bedroom with an ensuite bathroom and a bright office—ideal for remote work or a cozy reading nook. Natural light fills the open kitchen-dining room, perfect for hosting or creating memories. Settle down at night in the family room and watch the sun set while keeping warm by the natural gas fireplace. Upstairs, a comfortable living room and second bedroom- and bathroom- open to a beautiful balcony, where you can relax with a cup of coffee while listening to birds sing or take in the fresh mountain air. Make it the ultimate office space with beautiful mountain views or a massive master bedroom area with ensuite and private living space! The fully developed basement provides exceptional additional living space, including a huge rec room perfect for entertaining, a guest bedroom, a full bathroom, and a thoughtfully designed canning and cold storage room—a dream for gardeners! The WALK-OUT basement also allows opportunity for additional separate living with its own entrance and parking space. Outside, this property truly



shines. The landscaped yard offers a garden area, a well-equipped workshop for projects and hobbies, and a cozy fire pit area surrounded by nature—ideal for summer evenings under a canopy of stars. Two additional sheds on the property give more options for toys or storage. Finding the right home starts here! 5 minutes from Sundre and 25 minutes to Olds.

Built in 1998

Essential Information

MLS® #	A2263938
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,162
Acres	2.39
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	236, 5241 325a Township
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking	Concrete Driveway, Double Garage Attached, Double Garage Detached, Gated
# of Garages	4

Interior

Interior Features	Central Vacuum, Separate Entrance, Wet Bar
Appliances	Bar Fridge, Dishwasher, Electric Oven, Freezer, Microwave, Washer/Dryer Stacked, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Yard, Rain Gutters, Dog Run
Lot Description	Garden, Gentle Sloping, Many Trees, Private, Views, Dog Run Fenced In
Roof	Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	35
Zoning	CR

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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