

\$945,000 - 32238 Highway 760, Rural Mountain View County

MLS® #A2256127

\$945,000

2 Bedroom, 2.00 Bathroom, 2,086 sqft
Residential on 4.99 Acres

NONE, Rural Mountain View County, Alberta

This property offers incredible potential for the right buyer! Located on 4.99 acres just south of Sundre, the property features a 1.5-story home built in 2013 with 1,871 sq. ft. above grade, an unfinished basement, and an impressive 4,728 sq. ft. shop with a separate metered service " previously used as a body shop.

The home features a knotty pine interior and exterior finish with rustic charm. The main floor offers two bedrooms, a full bath, kitchen, and living area, while the upper level includes a full bathroom and a spacious family room that could be used as a primary suite. There's approximately 1,290 sq. ft. of deck space, including a partially covered section, but the upper deck requires railing installation. The home needs cleanup and finishing work but offers great potential for customization.

The 4,728 sq. ft. shop is a standout feature and perfect for tradespeople, hobbyists, or anyone needing serious workspace. Built in 2004 ±, the shop includes:

Central shop (~3,000 sq. ft.), two side lean-tos (~1,440 sq. ft.), and a front office (~288 sq. ft.) with staff area and 3-piece bathroom.

Multiple overhead doors (12'x14', 12'x14', two 9'x8' front,



10â€™x12â€™ rear).

16 ft. ceiling height, LED lighting, and a 200-amp power panel.

In-floor heating, overhead radiant heater, interior gas boiler, exterior coal boiler (not currently being used).

(Spray booth, mixing room, and related body shop equipment are excluded from the sale.).

Additional improvements include a partially converted garage (~416 sq. ft.) with spray-foam insulation, pellet stove, water lines, and wiring, plus a 144 sq. ft. well house.

Important Note: Property is being sold as-is, where-isâ€• with no warranties or representations.

With some vision and effort, this property offers huge potential â€” whether youâ€™re looking for a home-based business setup, a tradespersonâ€™s dream shop, or an acreage with room to grow.

Built in 2013

Essential Information

MLS® #	A2256127
Price	\$945,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,086
Acres	4.99
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence

Status Active

Community Information

Address 32238 Highway 760
Subdivision NONE
City Rural Mountain View County
County Mountain View County
Province Alberta
Postal Code T4H4G3

Amenities

Parking Spaces 8
Parking Driveway, Off Street, Parking Pad, RV Access/Parking, Aggregate

Interior

Interior Features See Remarks
Appliances None
Heating In Floor, Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Fire Pit, Garden
Lot Description Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Fruit Trees/Shrub(s), Garden, Lawn, Level, No Neighbours Behind, Rectangular Lot
Roof Metal
Construction Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed September 9th, 2025
Days on Market 52
Zoning A Agricultural District

Listing Details

Listing Office CIR Realty

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