

# \$474,900 - 31366 Rr13, Rural Mountain View County

MLS® #A2203763

**\$474,900**

2 Bedroom, 1.00 Bathroom, 961 sqft

Residential on 4.15 Acres

NONE, Rural Mountain View County, Alberta

Charming Small Acreage with Home & Large Shop – Just Minutes from Town!

Discover the perfect blend of country living and convenience on this 4.15-acre property, located just minutes from town! This picturesque acreage offers plenty of space to enjoy the outdoors while staying close to all amenities.

The 2-bedroom, 1-den mobile home is cozy and functional, providing a comfortable living space with an open-concept layout. Whether you need a home office or an extra guest room, the den offers great flexibility.

A standout feature of this property is the large shop (60'x40') perfect for storage, hobbies, or a workshop. With ample space for vehicles, equipment, or projects, it's an excellent addition for those who need extra workspace. With the fantastic soil, you can grow the garden of your dreams!

Whether you're looking for a hobby farm, a quiet retreat, or a place to build your dreams, this small acreage has endless potential. Schedule a viewing today with your favourite Realtor!



Built in 1994

## Essential Information

MLS® # A2203763

Price \$474,900

Bedrooms 2

Bathrooms	1.00
Full Baths	1
Square Footage	961
Acres	4.15
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### **Community Information**

Address	31366 Rr13
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### **Amenities**

Parking	None
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### **Interior**

Interior Features	See Remarks
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Storage
Lot Description	Few Trees, See Remarks
Roof	Asphalt
Construction	See Remarks
Foundation	Piling(s)

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	38
Zoning	R-CR

**Listing Details**

Listing Office                RE/MAX ACA Realty

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