

\$769,000 - 7247 Township Road 330, Rural Mountain View County

MLS® #A2210897

\$769,000

3 Bedroom, 2.00 Bathroom, 1,887 sqft
Agri-Business on 56.00 Acres

Bearberry, Rural Mountain View County,
Alberta

Tucked away in the quiet beauty of West Central Alberta, just 15 minutes west of Sundre, lies a picturesque 56-acre retreat where privacy, potential, and peaceful living come together. This charming cabin-style mobile home invites you to slow down and savor the simple pleasures of rural life.

Surrounded by mature trees and open skies, the home offers a warm, rustic ambiance with 3 bedrooms, 2 bathrooms, two inviting living spaces, and the rare convenience of dual kitchens—perfect for country living and hosting with ease.

For those with a passion for animals or an equestrian lifestyle, the property is thoughtfully equipped with a 6-stall barn complete with water and power—ideal for boarding or raising horses. Multiple pens and several well-fenced pastures allow for rotational grazing and easy livestock management, making this a turn-key setup for anyone looking to live the rural dream.

A detached garage adds valuable storage and workspace, while the surrounding landscape offers both natural beauty and functional space.

Whether you're dreaming of a hobby farm, a



quiet country getaway, or a full-time rural lifestyle, this scenic slice of Alberta offers the perfect blend of nature, functionality, and timeless charm.

Built in 1995

Essential Information

MLS® #	A2210897
Price	\$769,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,887
Acres	56.00
Year Built	1995
Type	Agri-Business
Sub-Type	Agriculture
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	7247 Township Road 330
Subdivision	Bearberry
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Utilities	Electricity Available
Parking	Double Garage Detached
# of Garages	1

Interior

Interior Features	Jetted Tub
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Many Trees, Brush, Pasture, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Piling(s)

Additional Information

Date Listed	April 13th, 2025
Days on Market	8
Zoning	A2

Listing Details

Listing Office	eXp Realty
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