

332A Township
Rural Mountain View County, Alberta**MLS # A2249354****\$375,000****Division:** Bearberry**Lot Size:** 5.00 Acres**Lot Feat:** Cleared, Open Lot, Rectangular Lot, Secluded**By Town:** Sundre**LLD:** 7-33-16-W5**Zoning:** CR**Water:** None**Sewer:** -**Utilities:** Electricity, Natural Gas

Discover the perfect opportunity to build your dream home on this beautiful 5-acre parcel of cleared land in the highly sought-after community of BEARBERRY. Tucked in a quiet and private setting, this ready-to-develop property offers open space, natural beauty, and SO much potential. With easy access, mature surroundings, and the peace of rural living, this is a rare chance to own a prime piece of land in one of the area's most desirable locations. Unmatched access to crown land for quadding, trail riding, fishing and more. Don't worry about loading up the ATV or horses, just head out your driveway and ENJOY. Whether you're planning a country home, or a cabin getaway... this is it! Opportunities like this don't come up often- don't miss out! *1.5 hours to Calgary and 1 hr 20mins from Red Deer* Property will be fully fenced for possession, and sellers willing to allow transplantation of of their trees off the rest of the quarter.