

# \$958,800 - 11, 4339 Township 304, Rural Mountain View County

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MLS® #A2251430

**\$958,800**

2 Bedroom, 2.00 Bathroom, 2,670 sqft  
Residential on 5.29 Acres

NONE, Rural Mountain View County, Alberta

Just beyond your back gate, a winding, treed trail opens to the sandy banks of the Little Red Deer River—a Recreation wonder for your family, for peaceful walks, casting a line, or cooling off with the paddle board and a summer swim. This rare River access, the sweeping valley view, is the heart of this private 5-acre retreat. Arriving through the solar-powered gated entrance to ensure your privacy, the tree-lined drive leads to a unique 2003 Walk-Out bungalow with an oversized DB attached garage. Inside, the craftsmanship is unmistakable: Curly Eastern Maple hardwood floors, Figured Silver Maple cabinetry, and Brazilian Cherrywood accents showcase extraordinary custom woodworking. Vaulted ceilings with exposed Douglas Fir beams create an airy feel, while large windows and a wood-burning stove bring in natural light and warmth. The chef's kitchen, complete with flush gas Jenn-Air cooktop, built-in oven, and stainless appliances, flows seamlessly to the dining area and west-facing wrap-around deck—an ideal space for entertaining or relaxing after a day by the river. Also on the main level, a spacious recreation/media room offers flexibility to convert into one or even two bedrooms, if desired. The Walk-out level features the primary suite with a walk-in closet and spa-inspired ensuite, with a soaker tub & separate shower. Additional spaces include an office, canning/craft room, cold storage, and



large storage room, which could also become a Bedroom. In-floor heating runs throughout the basement and oversized 30' x 30' garage, (with an additional Office) ensuring year-round comfort. Outdoors, the property blooms with 50 lilac bushes, three garden plots, a greenhouse, and a charming She-Shed for creative escapes. A lean-to provide shaded gathering or storage, while thoughtful additions like a professionally wired generator (capable of powering the whole home) and a manual hand pump on the water well, add peace of mind. Blending comfort, character, and natural beauty, this one-of-a-kind acreage offers the rare chance to enjoy both riverside living and a finely crafted home and even a Mountain Viewâ€”an opportunity that must be experienced to be fully appreciated.

Built in 2003

**Essential Information**

MLS® #	A2251430
Price	\$958,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,670
Acres	5.29
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	11, 4339 Township 304
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County

Province	Alberta
Postal Code	T0M 0R0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Attached, Heated Garage, Oversized, RV Access/Parking
# of Garages	2

### Interior

Interior Features	No Smoking Home, Beamed Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Built-In Oven, Freezer, Gas Cooktop
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, EPA Certified Wood Stove, Free Standing
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Fire Pit
Lot Description	Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Cul-De-Sac, Gentle Sloping, Irregular Lot, Sloped Down, Views
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 1st, 2025
Days on Market	23
Zoning	R-CR Country Residential

### Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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