

\$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	Acreage with Residence, 1 and Half Storey

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, Few Trees, Fruit Trees/Shrub(s), Garden, Lawn, Level, No Neighbours Behind, Rectangular Lot, Cleared
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	10
Zoning	A Agricultural District

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.