

# \$1,149,000 - 33525 Range Road 41, Rural Mountain View County

MLS® #A2183116

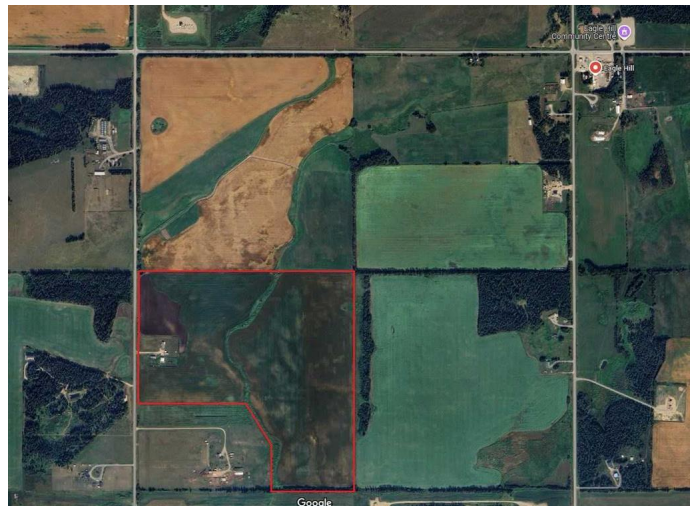
**\$1,149,000**

3 Bedroom, 2.00 Bathroom, 1,325 sqft  
Residential on 122.72 Acres

Eagle Hill, Rural Mountain View County,  
Alberta

FANTASTIC OPPORTUNITY! 122.72 acres with a manufactured home and a fully finished shop. The ~113 acres of cultivated crop land have been successfully rotated through numerous wheat and canola crops over the years. Only 23 minutes to Olds and Bowden, 17 minutes to Sundre, and a short jaunt to the amenities of Eagle Hill. The 3-bedroom 20â€™ wide manufactured home with new luxury vinyl plank flooring and a bright open floor plan is sure to impress. The home was purchased new in 2013, manufactured by Triple M Housing (Lethbridge, AB), and has been installed on steel screw piles for added strength and security. This move-in ready home has excellent rental investment potential, or can be easily moved if seeking to build something larger. The 40'x42' heated shop built by UFA in 2017 with a large 20'x14' roll up door is ready for all the projects you can dream of. Also included are three flat bottom granaries ready to be filled with this year's crop. Enjoy spending time outdoors in the clean yard site and relax on the spacious decks with wide open views all around. Add these cultivated acres to your existing operation or begin a farming journey near the peaceful community of Eagle Hill, AB.

Built in 2013



## Essential Information

MLS® #	A2183116
Price	\$1,149,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,325
Acres	122.72
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

## Community Information

Address	33525 Range Road 41
Subdivision	Eagle Hill
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M0K0

## Amenities

Parking	Parking Pad, Quad or More Detached, RV Access/Parking
# of Garages	6

## Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Dog Run, Garden, Private Yard, Storage
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

**Additional Information**

Date Listed	December 12th, 2024
Days on Market	130
Zoning	1

**Listing Details**

Listing Office	ComFree
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