

# \$459,900 - #4 4354 Highway 27, Rural Mountain View County

MLS® #A2188157

**\$459,900**

3 Bedroom, 1.00 Bathroom, 1,133 sqft  
Residential on 0.85 Acres

Westward Ho, Rural Mountain View County,  
Alberta

This charming 0.85-acre property, located in the peaceful community of Westward Ho, just east of Sundre, is an excellent opportunity for first-time acreage buyers. The home offers the tranquillity of rural living with easy access to essential amenities and the convenience of school bus pickup at your driveway. Nature lovers will appreciate the property's short walking distance to the Little Red Deer River, offering beautiful surroundings and outdoor recreational activities. The area is also known for its many walking trails, perfect for those who enjoy exploring the outdoors.

The 1,130 sq. ft. bungalow exudes a cozy cabin-like feel and features 3 bedrooms and a large 5-piece bathroom, offering plenty of space for comfortable family living. The open floor plan creates a warm and inviting atmosphere, making it an ideal retreat for those looking to escape the hustle and bustle of city life without sacrificing convenience.

The property also includes a 30'x39' shop, providing additional storage or the potential for a workshop. The manageable 0.85-acre lot size offers ample outdoor space while ensuring upkeep remains simple for new acreage owners.

Nestled in a quiet, scenic area with access to



nature and walking trails, this property strikes the perfect balance between the peace of the countryside and the proximity to nearby Sundre. Whether you're looking to embrace rural living for the first time or seeking a weekend getaway, this property offers a wonderful opportunity to enjoy country life.

Don't miss out on this perfect combination of location, charm, and outdoor appeal.

Built in 1955

### Essential Information

MLS® #	A2188157
Price	\$459,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,133
Acres	0.85
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Active

### Community Information

Address	#4 4354 Highway 27
Subdivision	Westward Ho
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Utilities	Natural Gas Paid, Electricity Connected, Electricity Paid For, Natural Gas Connected, Cable Not Available, Phone Available
Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Insulated, Oversized, 220

Volt Wiring, Aggregate, Garage Faces Side, Parking Lot, Workshop in Garage

# of Garages 2

### **Interior**

Interior Features Double Vanity, Kitchen Island, Sump Pump(s), Beamed Ceilings, Ceiling Fan(s), Wood Windows

Appliances Refrigerator, Stove(s), Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas, Wood

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Raised Hearth, Free Standing, Sealed Combustion, Wood Burning Stove

Has Basement Yes

Basement Crawl Space, Partial

### **Exterior**

Exterior Features Fire Pit, Garden, Lighting, Storage

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Interior Lot, Level, Low Maintenance Landscape, Flag Lot, Irregular Lot, Subdivided

Roof Metal

Construction Mixed, Stone, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed January 16th, 2025

Days on Market 79

Zoning C-LC

### **Listing Details**

Listing Office CIR Realty

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