

# \$300,000 - 455 2 Street N, Mountain View

MLS® #A2224224

**\$300,000**

1 Bedroom, 1.00 Bathroom, 866 sqft

Residential on 0.73 Acres

NONE, Mountain View, Alberta

Discover incredible mountain views, peace, and nature at its finest! This stunning brand-new build in the beautiful hamlet of Mountain View, Alberta sits on just under an acre of land and offers the perfect blend of modern comfort and rustic charm. Only a 20-minute drive to the iconic Waterton Lakes National Park, this one-bedroom, one-bathroom home is ideal as a year-round residence, a vacation getaway, or a lucrative Air bnb investment. Step inside to find quartz countertops, in-floor heating, and a cozy wood-burning fireplace that creates the perfect ambiance! The open-concept main floor features a welcoming living area, while the loft-style primary suite includes a spacious en suite bathroom. Outside, the property boasts ample off-street parking, newly planted trees for future privacy and shade, and close proximity to both Payne Lake and the U.S. border. Whether you're relaxing by the fire after a day of hiking or hosting guests seeking adventure in southern Alberta, this property checks all the boxes for comfort, location, and investment potential. Don't delay, call your REALTOR® and get into this home before summer is gone to start enjoying all it has to offer today!!

Built in 2025

## Essential Information

MLS® #

A2224224



Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	866
Acres	0.73
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	455 2 Street N
Subdivision	NONE
City	Mountain View
County	Cardston County
Province	Alberta
Postal Code	T0K 1N0

### **Amenities**

Parking	None
---------	------

### **Interior**

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Boiler, In Floor, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Standard Shaped Lot
Roof	Metal
Construction	Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	13
Zoning	CR

**Listing Details**

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.