

\$709,000 - 28379 Township Road 320, Rural Mountain View County

MLS® #A2239928

\$709,000

4 Bedroom, 2.00 Bathroom, 1,073 sqft
Residential on 5.51 Acres

NONE, Rural Mountain View County, Alberta

This 5.51-acre acreage, located just north east of Didsbury, is now available after recent home renovations and yard improvements. The updated main level features three bedrooms, a 3-piece bathroom, living and dining room and kitchen featuring modern appliances including a brand new refrigerator. From the dining room, step onto the back deck providing views of the properties natural landscape and wetlands – perfect for entertaining friends and family. A front porch/deck also provides outdoor living space to enjoy morning coffee sunrises over the open pastures to the east. The upstairs level has been updated with new vinyl flooring and carpet, new interior paint throughout and an updated stairwell to the basement. The basement is partially finished, with a fourth bedroom, a den/flex bedroom and 4pc bathroom already in place providing additional living space. There is still an opportunity to finish the basement to your taste. The exterior of the house has been refreshed with painted stucco and brand new vinyl siding accents. Blown-in insulation has been added to the attic and main floor windows have been replaced thus increasing the energy efficiency of the home. The land is a mix of pasture, trees, and wetland that attracts wildlife year-round. A new dugout/pond provides water retention for livestock, bird watching and skating. A fire pit area is established amongst the



toweringÂ poplars. The property is fenced and cross-fenced, and includes a sand round pen. The new front fence and lockable gates provide security for you and your family. Lots of room to park trailers/vehicles/toys and the opportunity to build your dream garage/shop/barn.Â This is a solid, move-in-ready acreage that offers space, privacy, and flexibility.Â Only 40 minutes to Crossiron Mills.

Built in 1960

Essential Information

MLS® #	A2239928
Price	\$709,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,073
Acres	5.51
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	28379 Township Road 320
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0K0

Amenities

Utilities	Natural Gas Connected
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dryer, Microwave, Refrigerator, Washer, Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks, Treed, Private
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	6
Zoning	11

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.