

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

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MLS® #A2265490

**\$459,900**

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

NONE, Rural Mountain View County, Alberta

Welcome to your 0.85-acre property, located just minutes East of Sundre in the great community of Westward Ho. This is your opportunity for acreage living in a small peaceful rural community. The location of this home offers easy access to essential amenities and the convenience of school bus pickup at your driveway. Just a short distance to the Little Red Deer River, the outdoor enthusiast in you can enjoy a nice hike to the waters edge. This 1,130 SQ-FT bungalow is a great place for you and the family to create your own little hobby farm and with the versatility of the shop you could have a little market, or home based business (with room for great signage). You are sure to love the exterior finishings on this home from the green tin roof to the river rock...it certainly fits its location and has great curb appeal. The 3 bedroom home boasts a ton of character with an open concept kitchen/living area. The sunroom/deck to the east will be perfect for your morning coffee with a large deck off the living room to the west. There is room to entertain the entire family with their RV's so your home will definitely be the family reunion location. All that is missing is YOUR vision so book your viewing today and let your dream become a reality!.

Built in 1958



## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2265490                    |
| Price          | \$459,900                   |
| Bedrooms       | 3                           |
| Bathrooms      | 1.00                        |
| Full Baths     | 1                           |
| Square Footage | 1,133                       |
| Acres          | 0.85                        |
| Year Built     | 1958                        |
| Type           | Residential                 |
| Sub-Type       | Detached                    |
| Style          | Acreage with Residence, Bur |
| Status         | Active                      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4, 4354 Highway 27         |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M1X0                     |

## Amenities

|              |                                                     |
|--------------|-----------------------------------------------------|
| Parking      | Double Garage Detached, Parking, Workshop in Garage |
| # of Garages | 2                                                   |

## Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Beamed Ceilings, Ceiling Fan, Sump Pump(s), Wood Windows |
| Appliances        | Refrigerator, Stove(s)                                   |
| Heating           | Forced Air, Natural Gas                                  |
| Cooling           | None                                                     |
| Has Basement      | Yes                                                      |
| Basement          | Crawl Space                                              |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Lighting, Storage                            |
| Lot Description   | Back Yard, Few Trees, Lawn, Level, Rectangular Lot, Corner Lot |



|              |                                       |
|--------------|---------------------------------------|
| Roof         | Metal                                 |
| Construction | Stone, Wood Frame, Wood Siding, Mixed |
| Foundation   | Poured Concrete                       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 15                 |
| Zoning         | RCR-1              |

**Listing Details**

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

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