

# \$769,000 - 7247 Township Road 330, Rural Mountain View County

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MLS® #A2210897

**\$769,000**

3 Bedroom, 2.00 Bathroom, 1,887 sqft  
Agri-Business on 56.00 Acres

Bearberry, Rural Mountain View County,  
Alberta

Tucked away in the quiet beauty of West Central Alberta, just 15 minutes west of Sundre, lies a picturesque 50-acre retreat where privacy, potential, and peaceful living come together. This charming cabin-style mobile home invites you to slow down and savor the simple pleasures of rural life.

Surrounded by mature trees and open skies, the home offers a warm, rustic ambiance with 3 bedrooms, 2 bathrooms, two inviting living spaces, and the rare convenience of dual kitchens—perfect for country living and hosting with ease.

For those with a passion for animals or an equestrian lifestyle, the property is thoughtfully equipped with a 6-stall barn complete with water and power—ideal for boarding or raising horses. Multiple pens and several well-fenced pastures allow for rotational grazing and easy livestock management, making this a turn-key setup for anyone looking to live the rural dream.

A detached garage adds valuable storage and workspace, while the surrounding landscape offers both natural beauty and functional space.

Whether you're dreaming of a hobby farm, a



quiet country getaway, or a full-time rural lifestyle, this scenic slice of Alberta offers the perfect blend of nature, functionality, and timeless charm.

Built in 1995

### **Essential Information**

MLS® #	A2210897
Price	\$769,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,887
Acres	56.00
Year Built	1995
Type	Agri-Business
Sub-Type	Agriculture
Style	Double Wide Mobile Home
Status	Active

### **Community Information**

Address	7247 Township Road 330
Subdivision	Bearberry
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### **Amenities**

Utilities	Electricity Available
Parking	Double Garage Detached
# of Garages	1

### **Interior**

Interior Features	Jetted Tub
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Brush, Many Trees, Pasture, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Piling(s)

## Additional Information

Date Listed	April 13th, 2025
Days on Market	2
Zoning	A2

## Listing Details

Listing Office	eXp Realty
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