

# \$899,900 - 6101 Township Road 314, Rural Mountain View County

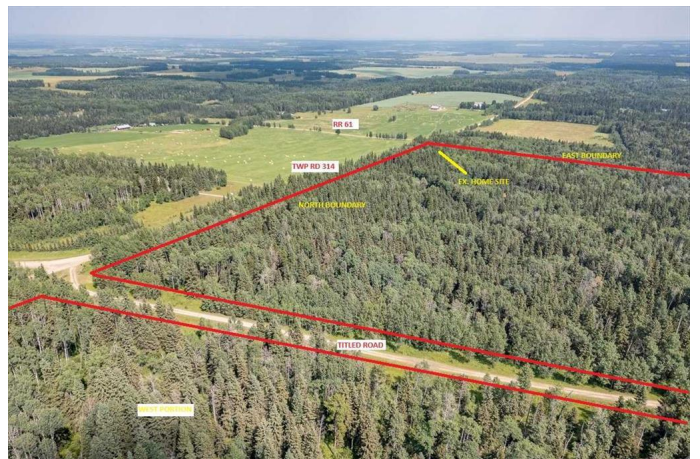
MLS® #A2184896

**\$899,900**

2 Bedroom, 1.00 Bathroom, 771 sqft  
Residential on 154.77 Acres

NONE, Rural Mountain View County, Alberta

154 ACRES in BERGEN! Private & quiet. BEAUTIFULLY TREED & private with a few natural SPRINGS on the land. 2 BED, 1 BATH. Well maintained BUNGALOW with SINGLE DETACHED GARAGE. From the front entry you are welcomed into a large living room with big bright windows. Open concept kitchen/dining area. Rounding off this floor are 2 good sized bedrooms and a 4pc. Bath. Basement is undeveloped. Garage & Home have tin roofs. The back yard used to have a beautiful garden plot and ~2acres fenced off for horses. Property is FULLY FENCED (new on the west boundary) Garden shed & small equipment shed a bonus. Many WALKING TRAILS through the quarter. Large CLEARING on each side for potential FUTURE BUILDING SITES. Here's your chance to move to the country with endless opportunities for whatever you want your life to look like - whether it's acreage living, a weekend getaway, gardening, or maybe even a home based business! If 154 acres isn't enough, this is a great area for RECREATIONAL activities with lots of CROWN LAND nearby, a short drive west to the RED DEER RIVER, & Davidson Park for fishing / tubing! Less than 20 minutes to Sundre, 40 minutes to Olds, 90 MINUTES TO DOWNTOWN CALGARY. Conservation easement on title.



Built in 1968

## Essential Information

MLS® #	A2184896
Price	\$899,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	771
Acres	154.77
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	6101 Township Road 314
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

## Amenities

Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Basement
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Treed, Creek/River/Stream/Pond
Roof	Metal
Construction	Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 30th, 2024
Days on Market	107
Zoning	AG

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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