

# \$212,500 - 5304 Township Road 340, Sundre

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MLS® #A2182739

**\$212,500**

0 Bedroom, 0.00 Bathroom,  
Land on 3.06 Acres

NONE, Sundre, Alberta

Just over three acres of sloping hills, which is perfect for a walkout basement and the most stunning MOUNTAIN VIEWS giving you a truly Heaven sent view to build your dream home or even a cabin to escape the big city when your heart needs a break from the hustle and bustle. This acreage is zoned country residential, not in a subdivision, with no building time lines or building restrictions, which is a bonus if you are looking to invest in a piece of property but are wanting to wait to build. Located in the County of Mountain View, just minutes north of Sundre on the James River Road, paved right to your driveway entrance. It's the perfect location when it comes to the freedom of living in the country but only minutes from Sundre when needing to pop in and out of town for school, sports activities for your children, banking, shopping etc. or even if a commute to Calgary or Red Deer for work if need be. James River is a great community to be a part of with the James River Hall nearby, great neighbors that are very welcoming and always willing to lend a helping hand. One of the biggest upsides to this property is the fact that it's located at the door step to the 'The West Country' where you can go hunting, fishing, hiking, boating, horseback riding... you name it, it's here for your enjoyment!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2182739         |
| Price     | \$212,500        |
| Bathrooms | 0.00             |
| Acres     | 3.06             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5304 Township Road 340 |
| Subdivision | NONE                   |
| City        | Sundre                 |
| County      | Mountain View County   |
| Province    | Alberta                |
| Postal Code | T0M 1X0                |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 8th, 2024 |
| Days on Market | 216                |
| Zoning         | CR                 |

### Listing Details

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

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