

# \$289,900 - Range Road 5.2, Rural Mountain View County

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MLS® #A2179049

**\$289,900**

0 Bedroom, 0.00 Bathroom,  
Land on 3.00 Acres

NONE, Rural Mountain View County, Alberta

TOP OF THE WORLD! Build your new home on this gorgeously treed acreage in the Bergen area! Just 15 minutes or less to town! 1 mile to pavement and great access to Highway 22! This sloping lot is ideal for a walk out basement and will enjoy beautiful west views of the Rocky Mountains and valley views to the east! A trail has been cleared for a future driveway, property is surveyed and pinned with an approach installed. Located in the County of Mountain view, zoned Country Residential and no building timelines! Bergen is a desirable ranching community with easy access to town, church and community halls close by including easy access to the day park on the Fallen Timber creek for fishing and swimming. A gateway to the west county for recreational enthusiasts and hunters! Are you looking to build that beautiful new house or have a cabin in the woods? You will find this property is ideal!



## Essential Information

MLS® #	A2179049
Price	\$289,900
Bathrooms	0.00
Acres	3.00
Type	Land
Sub-Type	Residential Land

Status	Active
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### Community Information

Address	Range Road 5.2
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

### Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line, None
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### Additional Information

Date Listed	November 15th, 2024
Days on Market	183
Zoning	CR

### Listing Details

Listing Office	RE/MAX ACA Realty
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