

# \$990,000 - 33445 584 Highway, Rural Mountain View County

MLS® #E4441777

**\$990,000**

2 Bedroom, 2.00 Bathroom, 1,800 sqft

Rural on 155.80 Acres

Bearberry, Rural Mountain View County, AB

**AUCTION ALERT: Auction on Aug 28!** This Rare opportunity awaits with this farmable home quarter that includes a stunning valley view coming up for sale in Bearberry, west of Sundre, AB. This unique parcel features 155.8± acres – 80± of which are farmable – along with a cabin-style home, a shop with a small living space, a greenhouse and several other highlights. The home was built in 2023 and is 1,800± square feet with an ample loft. There are two bedrooms with walk-in closets and two bathrooms, while the loft could easily accommodate another two bedrooms and a bathroom via conversion. The flooring is epoxy, and there is a wood stove and multi-zone in-floor heating. You™ll also find quartz countertops, maple cabinets and high-end appliances including a chef™s stove. The shop is 40x60± feet with a mezzanine, two 12x12± doors, hot and cold water, overhead heat. The apartment within the shop is 645± square feet with 1 bedroom, 1 bathroom and in-floor heating. \*List price is the Starting Bid for Auction\*

Built in 2023

## Essential Information

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|                |                   |
|----------------|-------------------|
| Price          | \$990,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,800             |
| Acres          | 155.80            |
| Year Built     | 2023              |
| Type           | Rural             |
| Sub-Type       | Cottage           |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 33445 584 Highway          |
| Area        | Rural Mountain View County |
| Subdivision | Bearberry                  |
| City        | Rural Mountain View County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0M 1X0                    |

### Amenities

|          |                 |
|----------|-----------------|
| Features | Vaulted Ceiling |
|----------|-----------------|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                          |
| Heating           | In Floor Heat System, Wood Stove, Propane |
| Stories           | 2   |
| Has Basement      | Yes                                       |
| Basement          | None, No Basement                         |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood                      |
| Exterior Features | Hillside, Private Setting |
| Construction      | Wood                      |
| Foundation        | Piling                    |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 9th, 2025 |
|-------------|----------------|

Days on Market 55

Zoning Zone RUR5

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Listing information last updated on August 3rd, 2025 at 3:32pm MDT