

# \$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 27!** 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
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### 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
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Days on Market 72

Zoning Zone RUR5

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Listing information last updated on August 20th, 2025 at 9:02pm MDT