

\$1,400,000 - 33445 584 Highway, Rural Mountain View County

MLS® #E4441777

\$1,400,000

2 Bedroom, 2.00 Bathroom, 1,800 sqft

Rural on 155.80 Acres

Bearberry, Rural Mountain View County, AB

AUCTION ALERT: Auction on July 29! 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

MLS® #

E4441777



Price	\$1,400,000
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 29

Zoning Zone RUR5

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 4:02pm MDT