

# \$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

**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                    Natural Gas at Lot Line, Electricity at Lot Line, None

**Additional Information**

Date Listed                November 15th, 2024  
Days on Market            175  
Zoning                      CR

**Listing Details**

Listing Office              RE/MAX ACA Realty

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