

# \$958,800 - 11, 4339 Township 304, Rural Mountain View County

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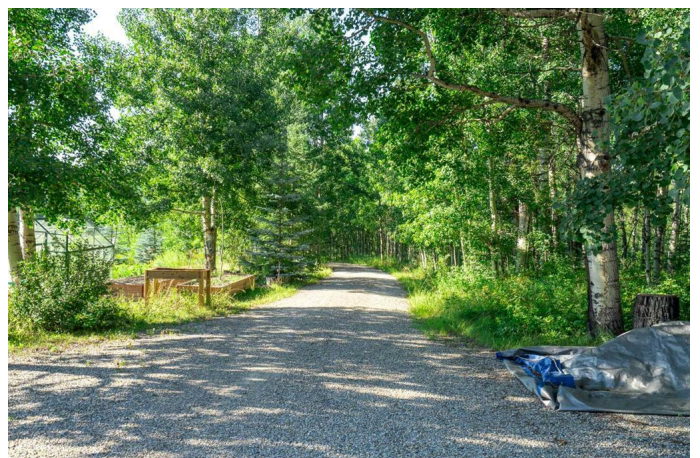
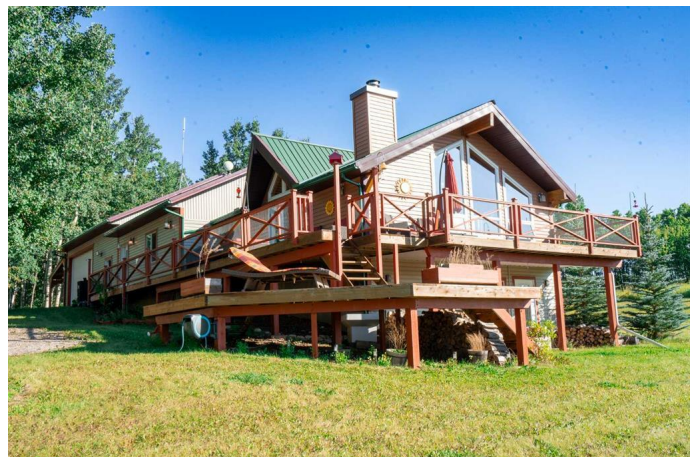
MLS® #A2251430

**\$958,800**

2 Bedroom, 2.00 Bathroom, 2,670 sqft  
Residential on 5.29 Acres

NONE, Rural Mountain View County, Alberta

A private 5-acre retreat with a stunning view of the Little Red Deer River valley blends craftsmanship, comfort, and character, this is a must see! A solar-powered Gated entrance and beautifully treed driveway leads to a gorgeous 2003 Walk-Out Bungalow with sweeping valley views. Inside, Custom finishings shine—Curly Eastern Maple hardwood floors, Figured Silver Maple cabinetry, and Brazilian Cherrywood accents highlight the quality throughout. Vaulted ceilings with exposed Douglas Fir beams add openness, while the Wood-burning stove and the big windows add natural light, creating a cozy, inviting living space. The Chef's™ kitchen features a flush gas Jenn-Air cooktop, built-in Jenn-Air oven, stainless appliances with easy flow to the Dining area and a west-facing wrap-around Deck—perfect for entertaining or relaxing. The main level includes a large recreation room that could be converted into one or two additional bedrooms. The Walkout lower level is home to a spacious Primary suite with Walk-in closet and spa-inspired Ensuite boasting a Soaker tub and separate shower. Three office spaces, a huge rec room, and a cold storage closet provide flexibility for work, hobbies, or family living. In-floor heat runs throughout the basement and the oversized 30x30' garage for year-round comfort. The acreage is equally impressive outdoors: 50 lilac bushes, three



garden plots, a greenhouse and a charming She-Shed for creative escapes. A lean-to and large tent offer shaded gathering space & extra storage space. Just out your back gate, a short, beautifully treed trail leads to the sandy banks of the Little Red Deer River—ideal for quiet walks, fishing, or summer swims. Thoughtful features like a professionally wired generator, will power your entire home and a manual hand pump on the well, this property combines peace of mind with natural beauty. If you're searching for a private, well-designed home with space to grow, create, and enjoy nature, this one should be at the top of your list.

Built in 2003

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2251430                         |
| Price          | \$958,800                        |
| Bedrooms       | 2                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 2,670                            |
| Acres          | 5.29                             |
| Year Built     | 2003                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 11, 4339 Township 304      |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M 0R0                    |

### Amenities

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected                        |
| Parking      | Double Garage Attached, Heated Garage, Oversized, RV Access/Parking |
| # of Garages | 2                                                                   |

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, No Smoking Home, Vaulted Ceiling(s)                                            |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Refrigerator, Washer |
| Heating           | In Floor, Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | EPA Certified Wood Stove, Free Standing, Great Room                                             |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                        |

## Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit                                                                                                             |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Many Trees, No Neighbours Behind, Views, Gentle Sloping, Irregular Lot, Sloped Down |
| Roof              | Metal                                                                                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                                                                      |
| Foundation        | Poured Concrete                                                                                                               |

## Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | September 1st, 2025      |
| Days on Market | 9                        |
| Zoning         | R-CR Country Residential |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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