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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

4342 Township Road 301 A
Rural Mountain View County, Alberta

MLS # A2346219

$764,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,495 sq.ft.	**Age:**	1975 (51 yrs old)
Beds:	1	**Baths:**	1 full / 1 half
Garage:	Additional Parking, Enclosed, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	2.94 Acres		
Lot Feat:	Lawn, Many Trees		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	Well
Floors:	Carpet, Linoleum	**Sewer:**	Septic Field, Septic Tank
Roof:	Metal	**Condo Fee:**	-
Basement:	None	**LLD:**	9-30-4-W5
Exterior:	Cement Fiber Board, Metal Siding	**Zoning:**	1
Foundation:	Slab	**Utilities:**	Electricity, Natural Gas, Water Connected
Features:	Separate Entrance, Vinyl Windows		

Inclusions: 2nd fridge, all cabinets and furniture in main floor office area, tilt table and maternity chute, 2 sheds, riding Lawn Mower, security system

FANTASTIC OPPORTUNITY – LIVE UP AND HAVE YOUR BUSINESS DOWN! Tucked away within a beautiful shelterbelt of mature trees, this unique acreage offers privacy, versatility and an excellent location just a mile from Cremona with pavement right to the gate. The property is zoned Agricultural District (A) and currently has a Development Permit in place for a Veterinary Clinic, a use that has been established on the property for over 50 years. Continue with this use, or apply to the County for a Development Permit for another allowable business, or simply enjoy the acreage as your home with an incredible amount of space for your toys, equipment and hobbies. The possibilities are endless! Upstairs you'll find a comfortable one-bedroom suite featuring a kitchen, living room, laundry room/pantry, 4-piece bathroom and additional storage. Step outside onto the huge deck and enjoy peaceful country views. The main floor veterinary clinic area offers a large reception area, exam rooms, office area, medical supply room, two piece bathroom and additional functional spaces. The property also features an impressive heated shop area complete with floor drains, tilt table and maternity chute, along with an isolation spot, and plenty of storage areas. Whether you're looking for a unique live/work property, business opportunity, acreage lifestyle, or simply an amazing place with room to store your toys, this property offers tremendous potential in a fabulous location. Don't miss out on this dandy property — acreage opportunities like this don't come along every day!

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