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5123 Township Road 342 A
Rural Mountain View County, Alberta

MLS # A2350278



$1,499,900

Division:	James River		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,834 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	220 Volt Wiring, Front Drive, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	87.81 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees, No N		

Heating:	Forced Air, Natural Gas	**Water:**	Well
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	Septic Field, Septic Tank
Roof:	Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	14-34-5-W5
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	1
Foundation:	Poured Concrete	**Utilities:**	Electricity Connected, Electricity Paid For, Natural Gas
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: None

Reduced! Open house Monday October 12 1-4 pm Stunning 70-acre property backing onto the James River, offering expansive river valley views and complete privacy. The well-maintained 1 1/2 storey home features 2,900 sq. ft. of living space, including a primary bedroom on the main floor, two-storey ceilings with sunlit rooms, a loft with an additional bedroom, and an office or den. The kitchen has been updated with stainless steel appliances, new countertops, 42-inch ash cabinets, and a large island. Above the spacious triple garage—equipped with a separate 100-amp service, 220-volt outlet, built-in storage, workbenches, laundry, and radiant floor heating—is a high-quality one-bedroom suite. The fully finished basement includes a third bedroom, family room with an airtight stove, upgraded mechanicals, and ample storage. Enjoy the wrap-around deck with scenic views and a retractable awning. Additional features comprise multiple sheds for equipment storage, a full workshop, woodshed, root cellar built into the hill, greenhouse, RV pad with hookups, and a family camping area next to the river with an enclosed cookhouse with indoor seating for 16 people. Ideal for a private retreat, full-time residence, or future subdivision opportunity, this property offers trails, wildlife, river access, and exceptional privacy.

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