

# \$289,900 - 8, 5413 Highway 579, Rural Mountain View County

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MLS® #A2229394

**\$289,900**

0 Bedroom, 0.00 Bathroom,  
Land on 2.88 Acres

Ridgeland, Rural Mountain View County,  
Alberta

Price reduced! 2.88 treed acres in the Upper Ridgeland subdivision minutes west of Water Valley and just off pavement. The property features towering spruce and poplar trees, is serviced with power, and has natural gas available at the property line. The sloping lot is ideal for building a walkout home with the perfect spot recent cleared. This subdivision is just west of the highly desirable community of Water Valley with an easy commute to Calgary. There is an older 2 bedroom cabin on concrete pilings (sold as is) which has potential for renovation into the perfect family retreat it once was or enjoy its rustic charm. Zoned R-CR1. Please do not go on the property without your favorite Realtor. Note: land typically requires 30-50% down so check with your bank or mortgage broker if you require financing.



## Essential Information

MLS® #	A2229394
Price	\$289,900
Bathrooms	0.00
Acres	2.88
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	8, 5413 Highway 579
Subdivision	Ridgelands
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 2E0

## Amenities

Utilities	Natural Gas at Lot Line
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## Exterior

Exterior Features	Private Yard
Lot Description	Many Trees, No Neighbours Behind, Sloped, Treed, Near Golf Course

## Additional Information

Date Listed	June 13th, 2025
Days on Market	57
Zoning	R-CR1

## Listing Details

Listing Office	CIR Realty
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