

# \$624,900 - 10, 6138 Highway 584, Rural Mountain View County

---

MLS® #A2242296

**\$624,900**

4 Bedroom, 2.00 Bathroom, 1,232 sqft  
Residential on 1.00 Acres

NONE, Rural Mountain View County, Alberta

Your Search Is Over! This Is Your Little Slice of Country Paradise!

Welcome to the ideal starter or retirement acreage—manageable, peaceful, & move-in ready! Nestled on a picturesque 1-acre lot just minutes from Sundre & right off pavement, this freshly renovated bungalow offers the best of rural living without the overwhelming chore of being a high-maintenance property. Whether you're just beginning your homeownership journey or looking to downsize & unwind, this charming home is exactly what you've been waiting for. Step inside to discover a bright & inviting interior with a modern neutral palette, open floorplan, durable laminate flooring, & a brand-new kitchen complete with seated island. Perfect for casual breakfasts or prepping meals for family & friends. Large windows throughout flood the home with natural light & frame views of the serene countryside from nearly every room. The main floor features two generously sized bedrooms & a 4-piece bath, while the versatile loft area adds extra space for an office, reading nook, or art studio. Downstairs, the fully developed walk-out basement offers two additional bedrooms, a 3-piece bath, & a cozy family room, ideal for guests, teens, or hobbies. This home was designed with both comfort & practicality in mind. The stucco siding & a metal roof offer incredible protection from the elements, including hail, ensuring peace of



mind & lower insurance rates. Outside, your personal slice of paradise continues with a detached guest cabin or dreamy art studio. A sheltered firepit area with ample seating for summer nights under the stars. A detached single garage with workshop space, perfect for projects or storage. And letâ€™s not forget the charming deck at the top of the hill, boasting spectacular MOUNTAIN VIEWS that will take your breath away. Whether you're sipping coffee on the deck, hosting a firepit evening, or creating in the studio, this property offers everything you need to live your best country life. Must-See Property! â€œHome Is Where Your Story Begins.â€•

Built in 1940

**Essential Information**

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2242296                                  |
| Price          | \$624,900                                 |
| Bedrooms       | 4                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 1,232                                     |
| Acres          | 1.00                                      |
| Year Built     | 1940                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 10, 6138 Highway 584       |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M 1X0                    |

**Amenities**

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 5                              |
| Parking        | Parking Pad, RV Access/Parking |
| # of Garages   | 1                              |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings          |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full, Walk-Up To Grade                                                   |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                                |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Sloped Down, Views |
| Roof              | Metal                                                                                                   |
| Construction      | Stucco, Wood Frame                                                                                      |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | July 25th, 2025           |
| Days on Market | 22                        |
| Zoning         | A - Agricultural District |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.