

# \$925,000 - 32578 Range Road 52, Rural Mountain View County

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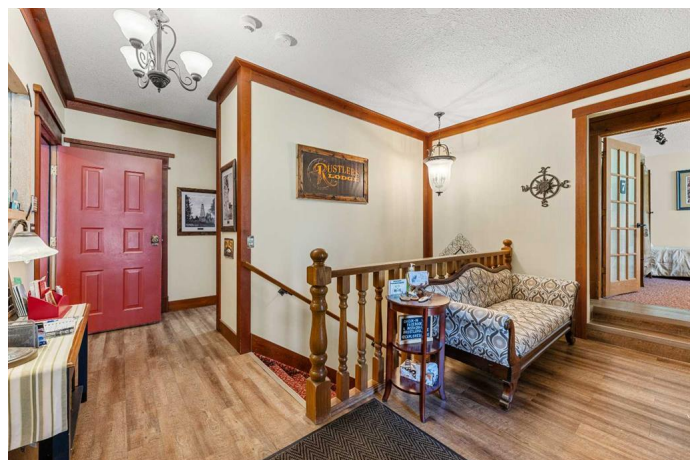
MLS® #A2252462

**\$925,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.08 Acres

NONE, Rural Mountain View County, Alberta

Here's your chance to own a truly unique income property in the recreational town of Sundre. This expansive 11-bedroom, 6-bath lodge sits on 4.08 acres of private, treed land and offers over 9,400 sq. ft. of developed living space, purpose-built for Bed & Breakfast operations, group rentals, and retreat hosting. With capacity to comfortably accommodate up to 24 guests, the possibilities are endless. The property has been thoughtfully designed with both guests and owners in mind. A dedicated owners' suite that features a spacious family room, large private bathroom, and separate living space that ensures comfort and privacy while running the business. Guests will be drawn to the one-of-a-kind amenities, including an indoor pool with waterslide, a hot tub, and seamless access to a large outdoor deck and patio area. Inside, multiple dining spaces, two kitchens, and numerous gathering rooms make it easy to host groups of all sizes. The basement level adds even more value with six additional bedrooms, a kitchenette, multiple laundry areas, and storage. The circular driveway and oversized parking area are ideal for accommodating large groups, buses, and RVs. Additional features include a workshop, storage sheds, firepit area, and modern upgrades such as air conditioning, in-floor heating, European-style windows, and a new pool room roof (2024). Located right across from the Sundre Golf Course, this



lodge offers guests quick access to the Sundre Pro Rodeo, local golf courses, youth sports / hockey tournaments which create steady demand for short-term accommodations. Proximity to the west country, trails, and lakes/rivers further enhances the property's appeal for tourists and recreation groups. This property is ideally suited for investors seeking to run a Bed & Breakfast, event lodge, or retreat center. The size, versatility, and built-in amenities make it a rare opportunity in Central Alberta.

Built in 1981

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2252462    |
| Price      | \$925,000   |
| Bathrooms  | 0.00        |
| Acres      | 4.08        |
| Year Built | 1981        |
| Type       | Commercial  |
| Sub-Type   | Hotel/Motel |
| Status     | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 32578 Range Road 52        |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M1X0                     |

**Interior**

|         |        |
|---------|--------|
| Heating | Boiler |
|---------|--------|

**Exterior**

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 15                |
| Zoning         | R-CR              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

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