

\$765,000 - 405044 Range Road 8-3a, Rural Clearwater County

MLS® #A2078114

\$765,000

3 Bedroom, 2.00 Bathroom,
Agri-Business on 120.00 Acres

NONE, Rural Clearwater County, Alberta

If you're looking for somewhere to go and get away from it all then take a look at this extremely private property located north west of Crimson Lake on one of the last deeded parcels in that area. With an abundance of trees and wildlife, this 110 +/- acres has two small creeks that meander through the land that are protected by an environmental reserve easement, a 1965 3 bedroom, 2 bathroom residence and an older barn with an awesome wood workers shop on the upper level (remaining tools are negotiable). There's an older hay field that the neighbor has hayed in the past, and three surface leases with \$2900, \$2500 and \$1700 in annual lease income. The access to the building site comes through the lease road on the quarter to the south which is maintained by the company that holds the surface lease. Note the hot water tank has recently been upgraded, as has the electrical system.

Essential Information

MLS® #	A2078114
Price	\$765,000
Sold Price	\$720,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Acres	120.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	405044 Range Road 8-3a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T2A4

Interior

Appliances	Gas Stove, Refrigerator, Satellite TV Dish
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Additional Information

Date Listed	September 10th, 2023
Date Sold	June 19th, 2024
Days on Market	283
Zoning	Agricultural
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - RMH
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