

\$890,000 - 83023 Highway 752 Highway, Rural Clearwater County

MLS® #A2088859

\$890,000

3 Bedroom, 2.00 Bathroom,
Agri-Business on 148.26 Acres

NONE, Rural Clearwater County, Alberta

148 acres on Hwy 752 near Cow Lake with a home and shop. The Undulating land is a beauty of its own with stunning views. To the east there is a nice view of Cow Lake from the balcony from the primary bedroom. The land is fenced and cross-fenced with approx. 60 acres of hay land, 40 acres of pasture and approx. 40 acres treed. There is a spring-fed dug-out on the SE corner and another half-way between the trees. The corral set-up is finished with steel panels with a large shelter. This impeccable farm house was built in 1979 and is nostalgic of its time; it is a 2-story with a walk-out basement and attached is a single carport. The home sits on a crawl space built on concrete footings. There are 3 good-sized bedrooms upstairs, a den and main bathroom that opens onto the primary bedroom as well. The main floor is stunning with the fireplace, the brick accents and wood decor featuring a living room, dining room and kitchen opening onto the wrap around deck for a complete panoramic view of the land nestled in the trees, complete with a gas-BBQ area. The basement includes a 3-pce washroom, family room area, mechanical room and laundry room. The 30X40 shop is an excellent addition with radiant heat, in-floor heat roughed-in, work benches & 220 power finished with metal clad. There is a single detached garage with a loft, ideal for a guest cabin with wood burning stove. Garage is



14X24 Loft (16X18'9). There are 3 sheds - 1 wood shed/12X16/12X20. The well pump was replaced in 2018-230 feet deep-6gpm (NW of the house). The septic is gravity fed to the lagoon west of the house in the trees. This includes 2 hydrants and stock waterer. There is an older chicken house/tack shed and horse shelter east of the house with wood fencing.

Built in 1979

Essential Information

MLS® #	A2088859
Price	\$890,000
Sold Price	\$860,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Acres	148.26
Year Built	1979
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Sold

Community Information

Address	83023 Highway 752 Highway
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0C0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	220 Volt Wiring, Attached Carport, Heated Garage, See Remarks, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Skylight(s), Soaking Tub
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, See Remarks

Exterior

Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	November 20th, 2023
Date Sold	June 11th, 2024
Days on Market	182
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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