

\$614,900 - 52018 40-4a Township Road, Rural Clearwater County

MLS® #A2091854

\$614,900

4 Bedroom, 3.00 Bathroom, 1,634 sqft
Residential on 3.68 Acres

NONE, Rural Clearwater County, Alberta

Does bordering on 24 acres of an environmental reserve with abundance of wildlife, beavers, great blue heron, variety of birds, moose, deer and eagles, AND a pond & the Blueberry creek in close proximity sound like a good place to live? Here is 3.68 acres with a beautifully relocated and renovated raised walkout bungalow that has been moved onto a NEW ICF block foundation & ALL services in 2021. Main level has been completely done & the walkout basement is at paint stage for you to add the finishing touches. The views from the living room and kitchen are peaceful & calming! The living room has a full length bench to sit and enjoy the view plus vaulted/beamed ceilings adding to the grandeur & ambiance. You will be able to enjoy the natural beauty & sounds of nature from your upper wrap around deck. There are a huge number of windows that bring brightness year round. The kitchen is superb & is well appointed with new dark wood soft close cabinets c/w undercabinet lighting, pantry roll out drawers, granite countertops that includes an eat in breakfast bar island, allowing for dining and extra prep space. There is access to the upper deck for summertime BBQs from the kitchen area. There are 4 bedrooms & 2 baths on the main floor, with another bedroom partially finished in the basement area, & potential for one more, if needed. Some other updates are -



new roof and acrylic stucco in 2023; all new double paned windows and exterior doors/hardware, plus additional windows have been added for an abundance of light and access to the beautiful views. Note - All new interior doors, new trim as well as new baseboards have been installed on the main level. New electrical panel,rewiring and updated plumbing throughout!!NEW HIGH efficiency furnace and HIGH efficiency hot water tank, additional foam insulation, NEW drilled well, NEW septic tank & field. If you are looking to grow your own veggies, the soil is amazing!!! The current owners had an intensely productive garden this year! There are fruit trees & a variety of berries on the property, that will mature & produce fruit year after year. You will enjoy Asparagus in the summer of 2024. You will also find an 8x12 storage shed. There is a hill for the children to go sledding in the winter!!! Leslieville is 10 minutes away with a new school for grades 7-12, the school bus picks up the children at the driveway. A newly built school in Condor, grade K-6, 19 minutes away. Rocky Mountain is in close proximity as well. So many options for your family. PLUS NO worries when needing to take the garbage out, the transfer station is only 3 minutes away!! There is sooo much more that could be said about this gorgeous acreage, it is one that shouldn't be missed when searching for an acreage.Whether enjoying the activities all summer long, or having your own private winter wonderland in the winter, you won't be disappointed. This acreage definitely has a HIGH 10 Rating!

Built in 1955

Essential Information

MLS® #	A2091854
Price	\$614,900

Sold Price	\$590,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,634
Acres	3.68
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	52018 40-4a Township Road
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Beamed Ceilings, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Partially Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Conservation, Creek/River/Stream/Pond, Environmental Reserve, Private
Roof	Flat Torch Membrane
Construction	Stucco, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	November 7th, 2023
Date Sold	May 5th, 2024
Days on Market	179
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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