

\$998,000 - 74053 B Township Road 392, Rural Clearwater County

MLS® #A2100643

\$998,000

3 Bedroom, 3.00 Bathroom,
Agri-Business on 125.00 Acres

NONE, Rural Clearwater County, Alberta

Attractive 125 acres that borders the North Saskatchewan River just minutes south of Rocky Mtn. House. Custom built bungalow constructed by reputable local builder Marcel Bodiguel in 1996. You'll notice the attention to detail with the roomy entrance way at the front and garage side door, birch hardwood flooring, large front deck, 3 bedrooms and three bathrooms on the main floor plus an unfinished walk out basement with a roughed in bathroom. Attached garage measures 23 x 23' and the yard is beautifully landscaped with an amazing rock waterfall. There's also a detached 24 x 36' shop that's heated with 220 wiring, a 40 x 60' hay shed with water run to it and 220 power, two equipment storage sheds, chicken coop, greenhouse and two water hydrants. The land includes 75 acres of hay which has been rented for the 2024 season, treed pasture and two CNRL surface leases that pay \$4300 and \$1250 respectively. On the south end of the quarter there's a second serviced building site with power, a 120' water well and septic tank and pump out. The river borders the property on the north side and there's a beautiful viewing spot but an extremely steep bank down to the river. There is an easement registered on title for the acreage access that's on the east of the home site. The owners are willing to go over all aspects of the property with the buyers.



Built in 1996

Essential Information

MLS® #	A2100643
Price	\$998,000
Sold Price	\$990,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Acres	125.00
Year Built	1996
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Sold

Community Information

Address	74053 B Township Road 392
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

Amenities

Utilities	Water Connected
Parking	Double Garage Attached
Waterfront	See Remarks

Interior

Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Has Basement	Yes
Basement	Partially Finished, Walk-Out

Exterior

Roof	Metal
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 9th, 2024
Date Sold October 15th, 2024
Days on Market 280
Zoning Agricultural
HOA Fees 0.00

Listing Details

Listing Office RE/MAX real estate central alberta - RMH

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