

\$479,000 - 72082 Township Road 41-0, Rural Clearwater County

MLS® #A2106263

\$479,000

4 Bedroom, 3.00 Bathroom, 1,476 sqft
Residential on 3.20 Acres

NONE, Rural Clearwater County, Alberta

Affordable acreage just 10 minutes north of Rocky with a beautiful mountain view. Modular home on a full concrete basement is in a great condition with many recent upgrades. Open kitchen and dining area was fully renovated in 2018 with new cabinets, countertops, appliances and flooring. Big west facing window in the living room to enjoy the view. 3 bedrooms on the main floor including the primary with an updated ensuite and new shower last year, and a 4 piece main bathroom. Full concrete basement is partially finished with 1 bedroom, family room with a pellet stove, gym area, 3 piece bathroom and great storage. New furnace in 2015, central air in 2022 and pressure tank and water lines in 2023. The roof was re-sheeted and shingled in 2014 and the home had all new windows and exterior doors installed in 2020. The rear of the property was cleared in 2017 to make room for a large gravel pad and the construction of a new 35x46' shop. Shop is fully finished, heated with overhead radiant heat, an exhaust fan, a 12' overhead door, 220 power and a floor drain. There's plenty of parking space, shelving and work benches plus a great hot tub in the corner to unwind after a busy day. A few additional sheds in the yard plus an older double detached garage for more cold storage. The property is nicely landscaped with mature trees and a big mountain view to the west.



Built in 1977

Essential Information

MLS® #	A2106263
Price	\$479,000
Sold Price	\$445,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,476
Acres	3.20
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	72082 Township Road 41-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

Amenities

Parking	220 Volt Wiring, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad or More Detached, RV Access/Parking, Workshop in Garage
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Interior

Interior Features	Breakfast Bar, Storage, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Free Standing, Pellet Stove

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2024
Date Sold	September 3rd, 2024
Days on Market	209
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - RMH
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