

\$239,000 - 20 Tay River Crescent, Rural Clearwater County

MLS® #A2127111

\$239,000

3 Bedroom, 1.00 Bathroom, 624 sqft
Residential on 0.15 Acres

Tay River, Rural Clearwater County, Alberta

Escape the city life and embrace the tranquility of cabin living. Nestled among the beauty of the mountains, this charming cabin offers space from the chaos, inviting you to leave stress behind and immerse yourself in the peaceful surroundings. Conveniently located in a small subdivision just 27km west of Caroline, this TurnKey cabin is part of a great community of cabins and cottages, where many fond memories have been made and cherished over the years. Now, the time has come for the current owners to bid farewell to their beloved retreat, passing the torch to another family eager to create their own cherished moments. Boasting three cozy bedrooms on the main floor, with an additional vaulted room upstairs, there's ample space for family and guests to unwind and enjoy the rustic charm of cabin living. The inviting warmth from the wood stove, makes it perfect for cozy evenings spent in the company of loved ones. Step inside, and you'll be greeted by a cute designed interior featuring shiplap walls, vinyl windows, and sliding doors that lead to an enclosed front porch. This inviting space is ideal for leisurely BBQs or sipping a beverage while enjoying the serene surroundings. For added convenience, the cabin features a fully equipped kitchen, power, a water reservoir system and bathroom complete with a shower, sink, and RV toilet, ensuring comfort and functionality. The lifetime



metal roof and smart wall siding ensure low maintenance, allowing you to focus on what truly matters. Venture outside, and you'll discover a backyard oasis bordered by crown land, fully treed and private, offering easy access to the nearby river – a paradise for fly fishing enthusiasts. And when you need supplies, a short stroll takes you to the nearby convenience store. With groceries and a licensed facility within reach, everything you need is at your fingertips, allowing you to embrace the simple joys of cabin living without sacrificing modern conveniences. Don't miss this opportunity to embark on a new chapter of memories and create cherished moments that will be treasured for years to come.

Built in 1982

Essential Information

MLS® #	A2127111
Price	\$239,000
Sold Price	\$217,662
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	624
Acres	0.15
Year Built	1982
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Sold

Community Information

Address	20 Tay River Crescent
Subdivision	Tay River
City	Rural Clearwater County
County	Clearwater County
Province	Alberta

Postal Code	T0M 0M0
-------------	---------

Amenities

Utilities	Electricity Available
-----------	-----------------------

Parking Spaces	2
----------------	---

Parking	Off Street
---------	------------

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows
-------------------	---

Appliances	Electric Stove, Microwave, Refrigerator
------------	---

Heating	Wood Stove
---------	------------

Cooling	None
---------	------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Wood Burning Stove
------------	--------------------

Basement	None
----------	------

Exterior

Exterior Features	Barbecue, Fire Pit, Private Entrance, Private Yard
-------------------	--

Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, No Neighbours Behind, Private, Rectangular Lot, Secluded, Treed
-----------------	--

Roof	Metal
------	-------

Construction	Wood Frame, Wood Siding
--------------	-------------------------

Foundation	Wood
------------	------

Additional Information

Date Listed	April 29th, 2024
-------------	------------------

Date Sold	June 7th, 2024
-----------	----------------

Days on Market	39
----------------	----

Zoning	REC
--------	-----

HOA Fees	0.00
----------	------

Listing Details

Listing Office	Royal LePage Wildrose Real Estate-Sundre
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.