

\$492,000 - 75050a 38.5 Township Rd, Rural Clearwater County

MLS® #A2131173

\$492,000

4 Bedroom, 2.00 Bathroom, 1,075 sqft
Residential on 4.17 Acres

NONE, Rural Clearwater County, Alberta

Only 10 minutes from Rocky Mountain House, minutes from Cow Lake and West Country this, cute hobby farm is just the right size. 4+/- acres close to the gas station and store make it very convenient to be here. Zoned CRA you could bring your animals and pets as this acreage is fenced and cross-fenced, corrals with a barn, and a 40x40 heated and insulated shop. The shop is great to tinker in with a cement floor, wired for 220, and wood heat (as is). A solidly built 1969 bungalow was moved onto the cement basement in 1980 with a semi-attached 2-car carport. Original hardwood floors, hardwood doors, baseboards, doors, and closet doors have their appeal even the old telephone niche in the hallway. 4 bedrooms and 2 fully renovated(2013) bathrooms are perfect for your family. 2017 floors were refinished, 2020 kitchen floors installed, 2020 fridge and stove replaced, 1980 furnace and hot water tank, and 2022 patio doors installed. The basement floor black drop and done is a unique feature and the iron filtration system was serviced just recently. The wood stove in the basement is not operational as well as the wood heater in the shop. Enjoy the peace and serenity of this acreage on a no-exit road just off the pavement. No spray has been on the property for at least 10 years with some medicinal herbs and wild strawberries that grow wild on the property. All this homestead needs is



some love and a family.

Built in 1969

Essential Information

MLS® #	A2131173
Price	\$492,000
Sold Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	4.17
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	75050a 38.5 Township Rd
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

Amenities

Parking	Attached Carport, Parking Pad
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Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Natural Woodwork
Appliances	Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit, Private Yard
Lot Description	Dog Run Fenced In, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Many Trees, Pasture, Rectangular Lot, Sloped, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	June 21st, 2024
Days on Market	42
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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