

\$711,500 - 53080 Hwy 12, Rural Clearwater County

MLS® #A2132722

\$711,500

4 Bedroom, 2.00 Bathroom, 1,114 sqft

Residential on 6.99 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your expansive 6.99-acre retreat, where modern sophistication harmonizes with serene countryside living against a backdrop of the west country and mountain views. This meticulously maintained property showcases a partially renovated home, offering a blend of contemporary comfort and potential for personalization.

Step inside to discover the luxurious touch of heated tile flooring in the upstairs bathroom, inviting you to unwind in style. The family room boasts an inviting electric fireplace surrounded by tile, complete with a TV and surround sound system for ultimate entertainment.

The kitchen features a gourmet gas stove, perfect for culinary adventures, while the covered deck provides an ideal vantage point to watch the sunsets paint the sky in vibrant hues.

Some of the recent upgrades include a new tin roof and siding, durable laminate flooring, soft and neutral colored carpet, a well designed kitchen with plenty of storage, an office with French doors for privacy, a cozy family room, bonus room was completely reconstructed, all new windows and exterior doors, as well as a rebuilt wrap-around deck, all of this to ensure both durability and aesthetic appeal.

Practical amenities abound, with new perimeter fencing ensuring security and



privacy, along with livestock shelters providing comfort for your animals. The property is also zoned CRA (Country Residential Agricultural), offering flexibility for various land use options.

Don't miss the opportunity to call this distinguished property your own. Schedule a viewing today and experience the epitome of refined country living.

Built in 1979

Essential Information

MLS® #	A2132722
Price	\$711,500
Sold Price	\$703,250
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,114
Acres	6.99
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	53080 Hwy 12
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T1B7

Amenities

Parking	Double Garage Detached
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Interior

Interior Features	Built-in Features, French Door, Pantry
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Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Fruit Trees/Shrub(s), Lawn, Gentle Sloping, No Neighbours Behind, Yard Lights, Private, Treed
Roof	Metal
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	September 5th, 2024
Days on Market	112
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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