

\$1,497,995 - 62039c Twp Rd 37-5a Township Ne, Rocky Mountain House

MLS® #A2133208

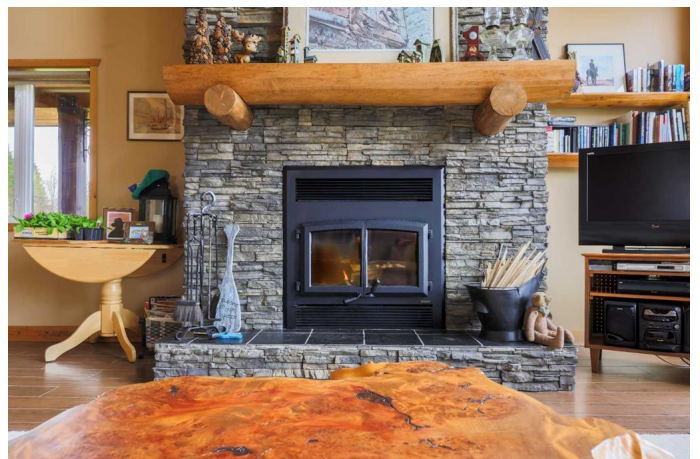
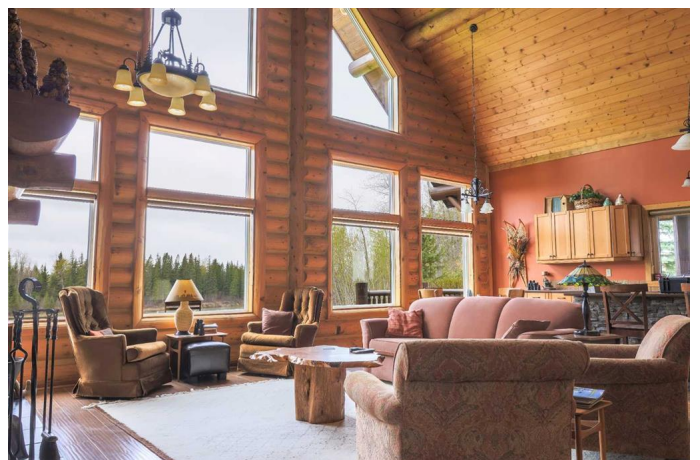
\$1,497,995

3 Bedroom, 2.00 Bathroom, 1,636 sqft
Agri-Business on 137.30 Acres

NONE, Rocky Mountain House, Alberta

PRIVATE, PEACEFUL AND PICTURESQUE.

This is an unbelievable Property with the Clearwater River flowing through this 130.2 acres. Log beams highlight the open vaulted ceilings with natural wood. Cozy up on those cold rainy, snowy days by the wood burning fireplace finished in cultured rock. Bright and open kitchen with lots of natural light streaming through large windows where you will enjoy your meals with the view of the river from the kitchen table. When you step through the front door there is a feeling of warmth and comfort. Three bedrooms and two bathrooms and additional space in the basement to create your own development. In-floor heating downstairs and upstairs with a new boiler in 2019. If your looking for space for recreational toys or wanting to create the perfect man cave there is a 28ft. X 55 ft. shop with an additional 28'X 24" space attached. Parklike landscaping already created to compliment the Clearwater River view from the deck. The exterior of the home is split log siding giving the home a rustic charm. Part of the quarter is currently in hay and pasture if you are wanting to do some hobby farming. You can earn additional income from leasing the land. The seller will leave household furnishings if buyer is interested. Endless recreational opportunities include fishing for brown trout or Rocky Mountain whites. The privacy of your own beach front to go kayaking



or tubing for a two hour trip to the Clearwater bridge. Abundant wildlife include deer, fox and moose and for the bird watcher there are migrating birds such as swans, sandhill cranes, eagles, osprey and ducks. Pack a lunch and hike up river to relax and listen to the sound of the rapids. Unbelievable sunsets to enjoy the changes in color from the river and foliage as seasons change. Great neighbors to enjoy a bonfire with and catch up on what is the latest news.

Built in 2005

Essential Information

MLS® #	A2133208
Price	\$1,497,995
Sold Price	\$1,374,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,636
Acres	137.30
Year Built	2005
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey Split
Status	Sold

Community Information

Address	62039c Twp Rd 37-5a Township Ne
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Is Waterfront	Yes
Waterfront	Creek, River Access, River Front

Interior

Interior Features	Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Rain Barrel/Cistern(s)
Lot Description	Creek/River/Stream/Pond, Low Maintenance Landscape, Pasture, Treed, Views, Waterfront
Roof	Asphalt Shingle
Construction	Post & Beam, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	July 23rd, 2024
Days on Market	63
Zoning	Agricultural
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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