

\$799,000 - 81073 Old Highway 11a, Rural Clearwater County

MLS® #A2139689

\$799,000

5 Bedroom, 3.00 Bathroom, 1,665 sqft
Residential on 7.41 Acres

Tragondale, Rural Clearwater County, Alberta

Hillside bi-level home with attached garage on 7.41 acres zoned CRA on a beautiful landscape with an amazing mountain view. The home is a walk-out to ground-level, with 5 large bedrooms and 3-full baths for a total of 3228 sq. ft. of living space. The kitchen is equipped with a natural gas stove/oven, 3 door fridge, built-in dishwasher with breakfast island. Open to the kitchen is a dining area facing the garden doors. The large SW facing deck is 'Trex' flooring with alum. railing & glass panels. The living room is a nice sitting area with a natural gas wall mount fireplace. The main floor features 3 bedrooms inc. the primary bedroom with 4-pce bath & walk-in closet. The lower level includes 2 bedrooms, 3 pce. bath, large laundry room with sink. The family room is a very spacious room with walk out & large windows and a wood burning fireplace. The attached garage is a walk-up from the lower level and measures 24'1X23'5 complete with O/H heat & large asphalt pad which allows for a nice RV parking pad as well. The 34 X 38- 4 bay shop has one bay finished with concrete floor, overhead radiant heat, ceiling fan, workbench & mezzanine. 3 bays are dry storage with gravel floor. Shop is aluminum clad exterior, metal roof with the asphalt pad. There are 2 sheds 8X10, 6X8, firewood shelter, horse shelter, hay enclosure, rail fenced yard as well as a electric stock waterer/hydrant. This is a lovely acreage for



the whole family 8 mins. west of Rocky and close to North Saskatchewan River, National Historic Site, Crown Land and Golf Course.

Built in 1992

Essential Information

MLS® #	A2139689
Price	\$799,000
Sold Price	\$755,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,665
Acres	7.41
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Sold

Community Information

Address	81073 Old Highway 11a
Subdivision	Tragondale
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1A8

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Double Garage Attached, Quad or More Detached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Gentle Sloping, Landscaped, Pasture, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	July 11th, 2024
Days on Market	32
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
----------------	------------------------------------

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.