

\$399,000

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70007

Township

Road

36-5a,

Rural

Clearwater County

MLS® #A2143365

\$399,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 4.97 Acres

NONE, Rural Clearwater County, Alberta

You will be impressed with the park like setting on this 4.9 acre parcel. Manicured lawns, mature trees to keep it all private and not far from crown land and all the west country recreation opportunities. The 1216 sq ft mobile home offers 3 bedrooms and 2 full bathrooms with vaulted ceilings and includes 5 appliances. Large entrance addition with wood stove heat and a large covered and enclosed deck. Single detached 16x36' garage is wired, insulated and heated and would work for one vehicle, or great storage for all the toys plus a workshop. There is also a one room cabin plus other storage buildings available on the property. The land is zoned for animals but would require some fencing. Currently it's a private park-like oasis perfect to enjoy with friends and family. There's plenty of room for gardens and various water hookups around the yard to keep the veggies watered, or could work for RV hookups when you have visitors. Beautiful spots for a shop or new home build.

Built in 1995

Essential Information

MLS® #	A2143365
Price	\$399,000
Sold Price	\$344,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	4.97
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Sold

Community Information

Address	70007 Township Road 36-5a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

Amenities

Parking	Single Garage Detached
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Interior

Interior Features	Laminate Counters, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Entrance, Free Standing, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Gentle Sloping, No Neighbours Behind, Private
Roof	Asphalt Shingle, Metal
Construction	Composite Siding
Foundation	Wood

Additional Information

Date Listed	June 21st, 2024
Date Sold	August 12th, 2024
Days on Market	51
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - RMH
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