

\$900,000 - 344043 Rge Rd 45, Rural Clearwater County

MLS® #A2144255

\$900,000

2 Bedroom, 2.00 Bathroom, 1,811 sqft

Residential on 157.50 Acres

NONE, Rural Clearwater County, Alberta

Beautiful Quarter With 2 Homes, Double Detached Garage, Workshop & Barn in James River Area. This Quarter Includes a mix of Treed Areas and Open Pasture Which Can Provide a Perfect Balance for Various Uses, Including Residential Living, Agriculture, and Recreation. The Natural Beauty of Wooded Areas With Trails Cut Through, Combined with Open Pastures Creates a Picturesque and Useable Landscape. As You Enter the Driveway You Arrive at the 1st Home. A 1960s 2 Bdrm Home That Was Moved In. With Tons of Potential for a Rental or Family Members. Further Down the Lane Is a Custom Built Bungalow. The New Home Consists of an Open Kitchen, Dining and Living Room Area. The Home Has 2 Bdrms, the Primary Suite Hosts Walk-in Closet, Ensuite with Hot Tub Room. There is Double Detached Garage as well as a 2nd Garage Currently Being Used as a Workshop & Tack Shed. The Property is Fenced and Cross Fenced with a Round Pen & Square Pen Beside the Barn. There is a Flowing Spring North of the Barn Area. The Trails Throughout Enable Easy Access Around the Quarter Allowing for Great Pasture Opportunities or for Various Recreational Activities Whether it be Horse Riding, ATVing, Cross Country Skiing or Just Walking. Located Down a Dead End Road it Provides a Peaceful and Serene Environment. Call to Book Your Tour Today!

Built in 1998



Essential Information

MLS® #	A2144255
Price	\$900,000
Sold Price	\$879,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,811
Acres	157.50
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	344043 Rge Rd 45
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking	Double Garage Detached
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Stove, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Farm, Lawn, Many Trees, Pasture

Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2024
Date Sold	August 26th, 2024
Days on Market	62
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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