

\$525,000 - 44041 Highway 11, Rural Clearwater County

MLS® #A2147135

\$525,000

4 Bedroom, 2.00 Bathroom, 1,799 sqft

Residential on 9.24 Acres

NONE, Rural Clearwater County, Alberta

Take a look at this nice little hobby acreage set up along Hwy 11 on 9.24 acres. The 2014, 20 x 76' SRI Home feels open and roomy with a 12 x 24' addition that provides a nice big boot room at the back door and a fourth bedroom or home office space. The spacious central kitchen and living room feature an island, wood stove and patio doors that open to the big covered deck that extends along the south side of the home. The master bedroom has a three piece ensuite with a walk in shower and patio doors that also open to the front deck where there's a soft tub just waiting for you to climb in and relax. The laundry room has it's own exterior access and on the west end there are two additional bedrooms (one a very good size with a walk in closet) and a full bathroom. The outbuildings include an older 40 x 22' garage/workshop that has a lean to for additional covered parking and shelter, a storage shed, and dog kennel. If you're an equine enthusiast you'll love the large riding arena, plus a couple of pens, shelters and lots of pasture for the critters. The propane tank is rented and the portable panels will be going.

Built in 2014

Essential Information

MLS® #	A2147135
Price	\$525,000
Sold Price	\$500,000



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,799
Acres	9.24
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	44041 Highway 11
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0P0

Amenities

Utilities	Propane
Parking	Triple Garage Detached

Interior

Interior Features	Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Kennel
Lot Description	Pasture, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Piling(s)

Additional Information

Date Listed July 5th, 2024
Date Sold August 14th, 2024
Days on Market 40
Zoning CRA
HOA Fees 0.00

Listing Details

Listing Office RE/MAX real estate central alberta - RMH

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