

\$975,000 - 351035 B Rr 6-1, Rural Clearwater County

MLS® #A2149506

\$975,000

1 Bedroom, 2.00 Bathroom, 1,578 sqft

Residential on 154.00 Acres

NONE, Rural Clearwater County, Alberta

Located on a quiet no exit road between Sundre and Caroline, you will find 154 secluded acres with a cozy log house, camp kitchen, heated shop, open meadows, wooded areas and your own 65 ft deep lake. If you need more space for horse back riding, quadding, snowmobiling or hiking you can access all the crown land you desire right from your property. Home currently has 1 bedroom, but 1 or 2 more could easily be established using the loft and basement areas, this is truly a unique property that has been in the same family for over 40 years. A great opportunity to buy a piece of Alberta west country, that needs to be seen to be fully appreciated.

Built in 1983

Essential Information

MLS® #	A2149506
Price	\$975,000
Sold Price	\$1,020,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,578
Acres	154.00
Year Built	1983
Type	Residential
Sub-Type	Detached



Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	351035 B Rr 6-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected
Parking	Quad or More Detached, RV Garage

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, High Ceilings, Natural Woodwork, No Animal Home
Appliances	Freezer, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Farm, Lake, Lawn, Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Meadow, Native Plants, Yard Lights, Pasture, Private, Secluded, Wetlands, Wooded
Roof	Asphalt Shingle
Construction	Concrete, Log
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2024
Date Sold	August 8th, 2024
Days on Market	25
Zoning	ag
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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