

# \$499,000 - 61042 Hwy 54 Highway, Rural Clearwater County

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MLS® #A2161720

**\$499,000**

5 Bedroom, 2.00 Bathroom, 1,274 sqft  
Residential on 4.77 Acres

NONE, Rural Clearwater County, Alberta

Here's the perfect starter acreage you've been searching for!! Priced at just under \$500,000, this well kept 4.77 acres has all you need to begin your new life on an acreage. Lets start with the 1274 sq foot bungalow complete with 5 bedrooms and 2 full baths. Your family is sure to enjoy all the space this bright home has to offer. The south facing front deck is the perfect spot to enjoy your morning coffee or just hang out with friends and family. Out back you'll find the 2 shops, horse paddocks, horse shelters and your very own pond. Happy days are here again and they all start right here....less than 1/2 a mile west of the village of Caroline! C'mon by and have a peek....Your new home is waiting!

Built in 1986

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2161720    |
| Price          | \$499,000   |
| Sold Price     | \$480,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,274       |
| Acres          | 4.77        |
| Year Built     | 1986        |
| Type           | Residential |



|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Sold                             |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 61042 Hwy 54 Highway    |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0M0                 |

### Amenities

|         |                                                |
|---------|------------------------------------------------|
| Parking | Double Garage Detached, Single Garage Detached |
|---------|------------------------------------------------|

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Separate Entrance |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer                                                               |
| Heating           | Baseboard, Hot Water, Natural Gas, Wood Stove, Wood                                                 |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Wood Burning                                                                                        |
| Has Basement      | Yes                                                                                                 |
| Basement          | Finished, Full                                                                                      |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                   |
| Lot Description   | Creek/River/Stream/Pond, Few Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2024 |
| Date Sold      | December 16th, 2024 |
| Days on Market | 104                 |
| Zoning         | county residential  |

HOA Fees                      0.00

**Listing Details**

Listing Office                CIR Realty

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