

\$999,000 - 364011, 761 Highway, Rural Clearwater County

MLS® #A2172180

\$999,000

4 Bedroom, 2.00 Bathroom, 1,656 sqft
Residential on 153.97 Acres

NONE, Rural Clearwater County, Alberta

155 Acres, Hwy 761 Frontage. This lovely 1997 4 Bdrm/2 Bthrm Mobile offers 1,656 Sqft of living space, enjoying some recent renovations! You will appreciate relaxing & looking over your farm yard from the 12 ft Covered Wrap-Around Deck. The heated 28x32x14' insulated Shop boasts a concrete floor and the 36x36' Barn has a water Hydrant along with 9 pens including a Maternity pen & Barn CAM! With 2 convenient Auto-waterers, it is ready for your cattle and/or horses! Pasture & Greenfeed
There is a POND & fun recreation area on the E side of the Qtr too
The property has 2 Water wells, brags a 2nd fully serviced Site for an RV or 2nd Home AND a sweet Bonus of Surface Lease Revenue of \$2,900! Did I mention the super convenient Location, approx 30 mins W of Innisfail to Stauffer Hwy 761 & N 1 km or 10 mins to Caroline, the Gateway to the West Country!!

Built in 1997

Essential Information

MLS® #	A2172180
Price	\$999,000
Sold Price	\$950,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,656
Acres	153.97
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	364011, 761 Highway
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Amenities

Utilities	Electricity Connected, Propane
Parking	Quad or More Detached

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Central, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	Storage, RV Hookup
Lot Description	Farm
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	October 10th, 2024
Date Sold	December 14th, 2024
Days on Market	65

Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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