

\$499,900 - 362016 Range Road 7-2, Rural Clearwater County

MLS® #A2175187

\$499,900

2 Bedroom, 1.00 Bathroom, 1,086 sqft
Residential on 52.87 Acres

NONE, Rural Clearwater County, Alberta

Here's a great opportunity to own 52 acres in the west country! Located just west of the Clearwater Store on Hwy 54 this parcel is nicely treed for privacy and has just enough land to enjoy recreating. The original house was a log home built in 1974 and has since been added onto and finished with wood siding. The entrance way has a nice boot room and there's lots of storage in the bonus room just as you walk in. The kitchen has been upgraded with new cabinets and countertops, and there's a wood burning stove in the living room. Two reasonably sized bedrooms and a full bathroom as well as a separate laundry room complete the floor plan. The furnace, hot water tank, pressure tank and water well are located in the crawl space with access in the living room. There's a nice big deck on the south side that connects the house to a covered barbeque area, an amazing greenhouse and fenced in garden spot. There are several outbuildings on the property including a 25 x 43' work shop that was a former barn and has been added onto and also features a wood burning stove, a 24 x 36' equipment storage building built in 3 sections, a 12 x 12' wood shed and several smaller storage sheds. This property could be a nice hobby farm or consider it for a get away location! Note the property is a triangular shape and bordered on 2 sides by municipal roads and on the north side by the highway.



Built in 1974

Essential Information

MLS® #	A2175187
Price	\$499,900
Sold Price	\$500,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,086
Acres	52.87
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	362016 Range Road 7-2
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Amenities

Utilities	Natural Gas Connected
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Free Standing, Wood Burning
Basement	None

Exterior

Exterior Features	Kennel, Private Yard
Lot Description	Treed
Roof	Metal
Construction	Log, Wood Siding
Foundation	Poured Concrete, Wood, See Remarks

Additional Information

Date Listed	October 24th, 2024
Date Sold	January 15th, 2025
Days on Market	83
Zoning	Ag
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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