

\$449,900 - 91 Northland Drive, Rural Clearwater County

MLS® #A2183738

\$449,900

3 Bedroom, 2.00 Bathroom, 1,502 sqft

Residential on 8.33 Acres

Northland Place, Rural Clearwater County, Alberta

LOCATION, LOCATION, LOCATION! This acreage within 10 kilometers of Rocky Mountain House presents a unique opportunity for prospective buyers seeking a private setting while still being close to the amenities of town. The property features a 1996 manufactured home enhanced with an addition, providing ample living space for a family. With three bedrooms and two bathrooms, this residence is designed to accommodate various household configurations comfortably. Additionally, the presence of a bonus room offers versatility; it can serve as an office, playroom, or guest accommodation—further enhancing the utility of the home. Moreover, the setup for animals underscores the property's suitability for agricultural pursuits or hobby farming. 8.33-acre zoned CRA allows for grazing and sheltering livestock, catering to those interested in sustainable living practices. Outbuildings include a small barn (24x26), open-faced animal shelter or machine storage (40x20) a newer hip roof shed with an overhead door (12x20) and attached lean-to and 2 smaller 10x12 sheds. This property is a picturesque parcel offering large open spaces as well as mature trees for privacy. There is a fenced-in area for small animals and numerous wildflowers and fruit trees. Recent Upgrades Include: 2019 50-year architectural asphalt shingle, 2017 Hot Water Tank, 2024 paint, light fixtures, flooring in the addition and



bathroom, 2022 kitchen appliances, 2019 washer/dryer. Must be seen to be fully appreciated.

Built in 1996

Essential Information

MLS® #	A2183738
Price	\$449,900
Sold Price	\$455,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,502
Acres	8.33
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	91 Northland Drive
Subdivision	Northland Place
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1A5

Amenities

Parking	RV Access/Parking, Parking Pad
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Interior

Interior Features	Ceiling Fan(s), See Remarks, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard, Dog Run, Garden
Lot Description	Fruit Trees/Shrub(s), Lawn, Many Trees, Private, Dog Run Fenced In, Garden, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Piling(s)

Additional Information

Date Listed	December 17th, 2024
Date Sold	January 9th, 2025
Days on Market	23
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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