

\$565,000 - 371013 Hwy 761, Rural Clearwater County

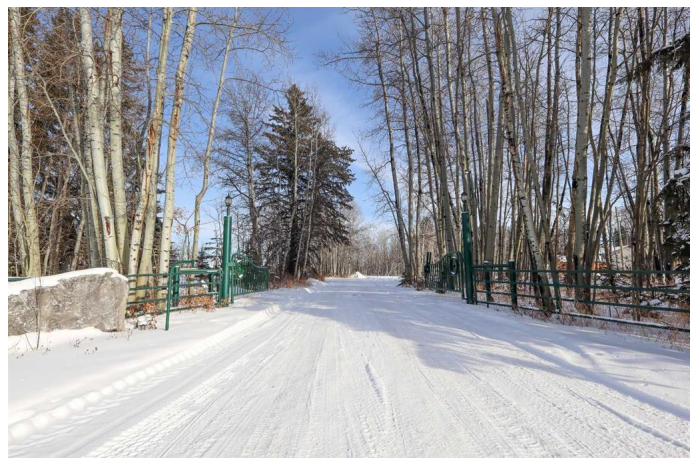
MLS® #A2194860

\$565,000

4 Bedroom, 2.00 Bathroom, 1,024 sqft
Residential on 6.99 Acres

NONE, Rural Clearwater County, Alberta

Acreage living at its finest! This beautifully updated four-bedroom, two-bathroom bungalow offers modern comforts in a peaceful country setting. The thoughtfully designed, sunny, and bright open floor plan includes a spacious mudroom for everyday convenience, a stunning kitchen with quartz countertops, ample cabinetry, a pantry, and modern stainless steel appliances. The family-sized dining room is perfect for gatherings, while the bright living space features contemporary upgrades. Patio doors to the deck lead to a large outdoor space—ideal for morning coffee or evening sunsets. The fully finished basement, with eight-foot ceilings, includes a family room, gym space, and two additional bedrooms. Outdoor living & acreage features: This 6.99-acre property has additional outbuildings including a hay barn, a newer chicken coop, and a storage shed. The land is fully fenced and cross-fenced, and also has several page wire paddocks making it move-in ready for animals. Outdoor features include a large garden with excellent production, a horseshoe pit, and a firepit area for enjoyment. Stamped concrete sidewalks provide a polished finish, and a gravel driveway with a custom steel security gate enhances the property's appeal. The land also boasts several berry and fruit trees, including Saskatoon, raspberry, blueberry, haskaps (honeyberries), apple, plum, and cherry trees—offering a wonderful opportunity for sustainable living and fresh produce right at



your doorstep. Embrace a greener lifestyle with this home's sustainable features, making it an ideal choice for eco-conscious living. Services & utilities: This property is fully serviced for convenience and efficiency. It includes two wells (one drilled well for the home and a separate well house for servicing livestock), a septic tank and field, as well as natural gas and power. Zoned Country Residential Agricultural, this acreage offers the perfect blend of modern home comforts and a fully functional setup, all within an environmentally conscious and sustainable living space.

Built in 1966

Essential Information

MLS® #	A2194860
Price	\$565,000
Sold Price	\$561,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	6.99
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Sold

Community Information

Address	371013 Hwy 761
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M1W0

Amenities

Parking	Off Street
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Interior

Interior Features	Breakfast Bar, Vinyl Windows, High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Brush, Farm, Garden, Many Trees, Pasture
Roof	Asphalt
Construction	Stucco
Foundation	Block

Additional Information

Date Listed	February 20th, 2025
Date Sold	March 9th, 2025
Days on Market	17
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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