

\$485,000 - 31015 Twp 832, Rural Clear Hills County

MLS® #A2242153

\$485,000

4 Bedroom, 1.00 Bathroom, 1,380 sqft

Residential on 161.00 Acres

NONE, Rural Clear Hills County, Alberta

161 Acres of Prime Farmland with Wildlife & Farmstead – A Rare Opportunity!

Welcome to a remarkable opportunity to own 161 acres of land that offers the perfect blend of productivity, natural beauty, and rural charm. Located in a serene setting, this property features approximately 80 acres of highly farmable land, ideal for crops or pasture, while the remaining acres encompass a picturesque yard site complete with a ponds and family recreational camping area complete with 30 feet deep dugout and dock.

Property Highlights:

• Total Acreage: 161 acres

• Farmable Land: approximately 80 acres

• fertile and ready for planting

• Yard Site & Natural Features: many out buildings including a heated workshop with carport, a single garage with wood floor with an enclosed lean to, older barn, sheds, cat house, dugouts, trails creating a peaceful and private retreat b

The Homestead:

The property includes a clean 4 bedroom, 1-bathroom farmhouse, offering a cozy and functional living space with bright open kitchen and pantry. While it maintains its rustic charm, it can be renovated to suit your personal style.

Additional buildings and amenities include:



- a wood floor garage “ perfect for year-round use
- Storage sheds
- Fire pit area to relax and enjoy the tranquil surroundings

The yard site is exceptionally beautiful, with mature trees and sweeping views that create a welcoming and peaceful environment.

Whether you’re looking to expand your farming operation, build your dream country estate, or invest in land with agricultural and recreational value, this property offers endless potential.

Bonus Feature:

Whether you’re a farmer, investor, or nature enthusiast, this unique parcel offers unmatched versatility and value. With abundant wildlife, stunning scenery, and productive land, it’s more than just a property—it’s a lifestyle.

Don’t miss out on this rare find—contact us today to schedule a viewing!

Built in 1983

Essential Information

MLS® #	A2242153
Price	\$485,000
Sold Price	\$465,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,380
Acres	161.00
Year Built	1983
Type	Residential
Sub-Type	Detached

Style	Bungalow, Acreage with Residence
Status	Sold

Community Information

Address	31015 Twp 832
Subdivision	NONE
City	Rural Clear Hills County
County	Clear Hills County
Province	Alberta
Postal Code	T0H 1L0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	20
Parking	RV Access/Parking, Single Garage Detached

Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wood Counters, Vinyl Windows, No Animal Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters, Storage, Fire Pit
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Private, Cleared, Creek/River/Stream/Pond, Farm, Level, Many Trees, Secluded
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Wood

Additional Information

Date Listed	July 23rd, 2025
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Date Sold	August 21st, 2025
Days on Market	29
Zoning	Agricultural District - 1
HOA Fees	0.00

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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