

55057 Township Road 41-0  
Rural Clearwater County, Alberta

MLS # A2245463



**\$1,100,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | NONE                   |        |                   |
| Cur. Use: | Pasture                |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 1,196 sq.ft.           | Age:   | 1978 (47 yrs old) |
| Beds:     | -                      | Baths: | -                 |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 156.28 Acres           |        |                   |
| Lot Feat: | -                      |        |                   |

|             |                          |            |                      |
|-------------|--------------------------|------------|----------------------|
| Heating:    | Forced Air, Natural Gas  | Water:     | Private, Well        |
| Floors:     | Carpet, Linoleum         | Sewer:     | Lagoon               |
| Roof:       | Metal                    | Near Town: | Rocky Mountain House |
| Basement:   | Full, Partially Finished | LLD:       | 31-40-5-W5           |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | A                    |
| Foundation: | Poured Concrete          | Utilities: | -                    |
| Features:   | -                        |            |                      |

Major Use: Hay, Pasture

Uncut quarter with stunning mountain views! This picturesque property features a mix of arable land and treed pasture, with springs providing natural livestock water. The older bungalow offers 2 bedrooms and 1 full bath on the main level. The concrete basement includes a spacious rec room with wood stove, 3-piece bath, laundry, mechanical, and ample storage. Enjoy the views from the large west-facing back deck. Home has a metal roof (approx. 7 years old) and an enclosed mudroom connecting to the 27x27' insulated attached garage with gravel floor. There's a 40x32' insulated shop with radiant heat and 10' overhead door plus an 18x40' lean to on the side for additional storage. Landscaped yard with mature trees and shrubs. Property is perimeter and cross fenced, was previously in hay and currently used as pasture. Centrally located only 2 miles north of hwy 12.