

53079 A/B TWP RD 35-4
Rural Clearwater County, Alberta

MLS # A2247685



\$420,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,725 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, RV Access/Parking		
Lot Size:	4.25 Acres		
Lot Feat:	Garden, Many Trees		

Heating:	Forced Air, Propane, Wood	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	21-35-5-W5
Exterior:	Wood Frame	Zoning:	CRA
Foundation:	Wood	Utilities:	-
Features:	Double Vanity, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Lawn Mower, Tiller Tractor, Log Splitter

If you've been looking for a property with potential, this is it! This older home is a handyman's dream—full of character and ready for your personal touch. Perfectly positioned with highway frontage, it offers easy access and excellent visibility, making it ideal for a home-based business or a convenient country lifestyle. Step outside and you'll find everything you need for self-sufficient living. A large Quonset with wood heat is perfect for projects year-round. The garden produces beautifully, and the property is dotted with fruit bushes and apple trees, giving you fresh, homegrown harvests right from your own yard. The chicken coop and run are ready for your feathered friends, adding to the charm and practicality of this country escape. With space to work, room to grow, and endless possibilities, this acreage is ready for someone with vision to make it shine.