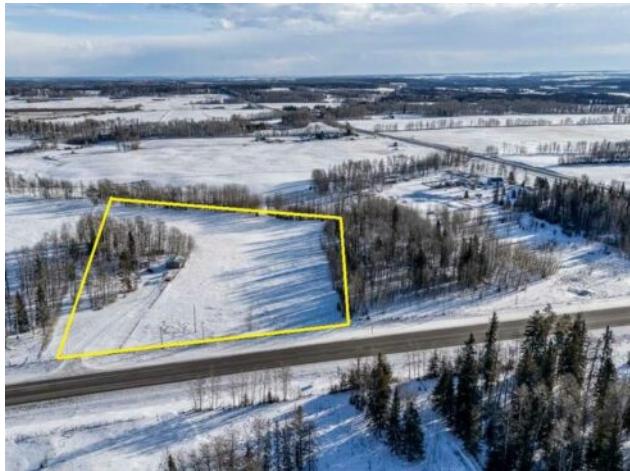


**344019 22 Highway  
Rural Clearwater County, Alberta**

**MLS # A2277736**

**\$379,900**



|                  |   |                               |
|------------------|---|-------------------------------|
| <b>Division:</b> | NONE  |                               |
| <b>Type:</b>     | Residential/Manufactured House                  |                               |
| <b>Style:</b>    | Acreage with Residence, Mobile Home-Single Wide |                               |
| <b>Size:</b>     | 856 sq.ft.                                      | <b>Age:</b> 1976 (50 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> 1               |
| <b>Garage:</b>   | Double Garage Detached                          |                               |
| <b>Lot Size:</b> | 7.66 Acres                                      |                               |
| <b>Lot Feat:</b> | Many Trees                                      |                               |

|                    |                     |                   |                                |
|--------------------|---------------------|-------------------|--------------------------------|
| <b>Heating:</b>    | Forced Air, Propane | <b>Water:</b>     | Well                           |
| <b>Floors:</b>     | Carpet, Tile        | <b>Sewer:</b>     | Holding Tank                   |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | -                              |
| <b>Basement:</b>   | None                | <b>LLD:</b>       | 28-34-5-W5                     |
| <b>Exterior:</b>   | Mixed               | <b>Zoning:</b>    | CRA                            |
| <b>Foundation:</b> | Other               | <b>Utilities:</b> | Electricity Connected, Propane |
| <b>Features:</b>   | See Remarks         |                   |                                |

**Inclusions:** FRIDGE, STOVE, WASHER, DRYER, SHED, PROPANE TANK, DECK

Affordable acreage living with stunning mountain views in James River, Alberta! Set on 7.66 fully fenced acres, this treed property with open pasture offers privacy, functionality, and endless opportunity while remaining conveniently located north of Sundre - just 45 minutes to Red Deer and 75 minutes to Calgary, with easy highway access. The 1974 mobile home features 2 bedrooms and a 3-piece bathroom, an open-concept kitchen and dining area, and a large living room with a west-facing window that captures beautiful mountain views and natural light. Mature trees surrounding the home provide excellent privacy, while the open pasture offers potential for livestock, extra yard space, or a home based business. Serviced by a drilled well and propane tank. New furnace installed in 2025. The detached 24x22 garage with metal roof includes an additional 20x12 workshop/storage addition at the rear;ideal for projects, tools, or equipment. Zoning allows for minor agricultural pursuits making this an excellent option for those seeking a hobby acreage. An affordable way to get onto an acreage - this property offers space, views, and opportunity in a desirable rural setting. The land is predominantly flat with multiple potential building sites and flexibility for future development. The existing mobile offers immediate use and/or the option to live in the mobile while you build your dream home or replace it with a new mobile in the future!