



GRASSROOTS
REALTY GROUP

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51026 Highway 587
Rural Clearwater County, Alberta

MLS # A2219361



\$1,290,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,611 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking, Single Garage A		
Lot Size:	151.06 Acres		
Lot Feat:	Farm, Pasture		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Metal	Near Town:	Sundre
Basement:	Finished, Full	LLD:	26-34-5-W5
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Sheep

Prime Acreage in James River – 151 Acres with Two Homes & Extensive Upgrades! This exceptional quarter section (151.056 acres) in the thriving rural community of James River, just 10 minutes from Sundre, offers rolling landscapes, pasture, trees, and approximately 20 acres of cultivated land—perfect for farming, ranching, or investment. Main Home – Spacious, Solid & Recently Upgraded The primary residence is a well-built, Four -bedroom, 2.5-bathroom home with numerous recent upgrades, including: • New siding, new hot water tank, and new furnace for improved efficiency. • New windows on the north side to enhance natural light and insulation. • New back door and deck, perfect for enjoying the peaceful surroundings. • Attached heated workshop/garage for convenience. • Large windows throughout, creating bright, open spaces. • Expansive living areas, including a formal dining room and a living room with a wood-burning fireplace. • Finished basement featuring a large family room with another wood fireplace, a fourth bedroom. • Added bathroom with tub and sink in basement, increasing functionality. • Mature landscaping, including a shelterbelt, tall trees, and a fenced/gated yard. Second Home – Rental Income Potential The second home, an older mobile home on its own services could provide a supplementary rental income that can help offset costs or contribute to your farming operation. Outbuildings & Infrastructure – Extensive Upgrades This property is well-equipped for agricultural use, featuring: • Newly constructed heated shop for year-round work and ½ calving barn (36x80) to support livestock operations. • Pole barn (open-faced, 36x74) for additional storage and shelter. • Detached oversized double garage.

• 40x80 Quonset. • Newly fenced and cross-fenced areas with great fencing. • 2 x Stock waterer for livestock. A Thriving Rural Community Set in James River, this property offers peaceful country living with easy access to Sundre and a strong local community. Whether you're looking for a farm, investment property, or multi-generational living, this versatile acreage is a fantastic opportunity. GST applies. Contact us today for more details!