



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

62040 860
Rural Clear Hills County, Alberta

MLS # A2222262



\$334,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,344 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Front Drive, Gravel Driveway, RV Access/Parking		
Lot Size:	19.66 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No N		

Heating:	Forced Air, Propane	Water:	Dugout
Floors:	Laminate	Sewer:	Holding Tank, Pump
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RN
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas at Lot Line, Propan
Features:	Ceiling Fan(s), Laminate Counters, Natural Woodwork, Pantry, Separate Entrance, Storage		

Inclusions: N/A

Welcome to your dream country retreat! This beautiful 19.66-acre property is surrounded by trees and gardens, offering the perfect blend of privacy and natural beauty. The charming 5-bedroom, 2-bathroom home features 1,344 sq ft of cozy living space, ideal for families or anyone craving space and serenity. Enjoy the outdoors from not one, but two south-facing decks—one directly off the primary bedroom and the other from the bright and inviting living room. A delightful 3-season sunroom offers a peaceful place to relax and take in the views, rain or shine. The land is complete with a 10 x 16 shed, an old 26 x 32 pole barn, and plenty of space for gardening, animals, or other hobbies. There is a gravel pad with power right beside it and ready for a shop to be built. With very low property taxes, this property is an excellent opportunity for a hobby farm or anyone looking to escape the hustle and bustle of city life. Don't miss your chance to own this private haven—your peaceful rural lifestyle awaits!