



GRASSROOTS
REALTY GROUP

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Se 21 84 3 W6
Rural Clear Hills County, Alberta

MLS # A2222367



\$415,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	779 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, RV Access/Parking		
Lot Size:	161.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Cleared, Creek/River/Stream		

Heating:	Combination, Propane, Wall Furnace, Wood, Wood Stove	Water:	Cistern
Floors:	Wood	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	21-84-3-W6
Exterior:	Log	Zoning:	F, FH
Foundation:	-	Utilities:	Water Connected
Features:	High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: N/A

Rare Opportunity & 161-Acre Private Retreat Escape the hustle of city life and embrace the ultimate outdoor lifestyle with this incredible 161-acre property, offering unmatched privacy and endless possibilities. Bordered entirely by untouched green space and natural bush, this property is the perfect setting for a hunting lodge, private retreat, or off-grid getaway. You'll find two solidly built cabins powered by solar or propane, plus a cistern system for water. Several outbuildings provide ample storage for gear, tools, or recreational equipment. A creek meanders through the land, adding to the serene and picturesque setting, and a cozy fire pit sets the scene for unforgettable evenings under the stars. Approximately 70 acres are farmable or usable as pasture, while the remaining land consists of bush, open areas for quadding, and trails for exploring. Abundant wildlife roam the property, offering excellent opportunities for hunting or nature watching. Fully fenced and extremely private, this rare offering is a true sanctuary for outdoor enthusiasts. Whether you're looking to live off the grid, create a recreational haven, or simply invest in a beautiful piece of nature, this property has it all. Don't miss your chance to own this one-of-a-kind hideaway!