



GRASSROOTS
REALTY GROUP

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52008 Township Road 41-4
Rural Clearwater County, Alberta

MLS # A2236844



\$400,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	640 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	6.18 Acres		
Lot Feat:	Many Trees, Private, Treed, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Private, Well
Floors:	Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	27-41-5-W5
Exterior:	Log	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: cabinets by front door, main floor washroom and main floor bedroom. carport frame, shed

Escape to your own private retreat with this charming log cabin nestled on a beautifully treed acreage with valley views. Set well back from the road and surrounded by nature, this cozy and well-crafted home offers peace, privacy, and year-round comfort in a picturesque setting. Inside, the main floor features an open-concept kitchen and dining area, complete with granite countertops, stainless steel appliances, and Brazilian cherry hardwood flooring. Large windows flood the space with natural light and frame the stunning views, while patio doors open to a side deck. A comfortable main floor bedroom (no closet) and a full 4-piece bathroom offer convenience and functionality. Upstairs, the open loft—overlooking the main living area—is ideal as a bedroom, home office, or cozy TV lounge. The fully developed walkout basement offers in-floor heating and includes a second bedroom or flexible living space with access to a ground-level patio, a 2-piece bathroom combined with laundry, a dedicated storage room, and the mechanical room. Enjoy all-season recreation with crown land nearby and Open Creek Dam Provincial Campground just 15 minutes away—ideal for hiking, fishing, hunting and more. Whether you're looking for a full-time residence or a weekend getaway, this unique property offers the perfect blend of rustic charm, modern finishes, and natural beauty. Please note, steep roadway into the property.