



**GRASSROOTS**  
REALTY GROUP

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60049 Township Road 39-2  
Rural Clearwater County, Alberta

MLS # A2238409



**\$559,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,461 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	3.09 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Other	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding	Zoning:	CR
Foundation:	Slab	Utilities:	-
Features:	Kitchen Island		

**Inclusions:** All sheds, wardrobe in primary bedroom

Welcome to your own slice of paradise &mdash; a peaceful, private acreage offering the perfect blend of serenity and outdoor living. Nestled just steps from the West Country, this property is a true haven for those who crave space, nature, and connection to the land. Watch the deer wander through at sunrise, listen to the birdsong over your morning coffee, and enjoy the simple beauty of your very own pond &mdash; it's the kind of setting that invites you to slow down and breathe a little deeper. The striking red 2-bedroom, 1-bathroom home stands out in the most beautiful way against the backdrop of nature &mdash; full of warmth, charm, and character. Inside, a crackling wood fire in the Hearthstone wood stove brings comfort and ambiance through fall and winter, while the slab-on-grade construction helps keep the home naturally cool on even the hottest summer days. Whether it's your full-time residence or the ultimate weekend escape, this is a space that instantly feels like home. Built with ease and enjoyment in mind, the property offers a spacious shop for all your projects and storage, a thriving garden, and established fruit bushes for seasonal harvests. Durable, low-maintenance materials mean more time enjoying and less time upkeeping. Set on the doorstep of endless crown land, lakes, and rivers, this location is a dream for fishing, hunting, and exploring the best of Alberta's backcountry. Peace, privacy, and a lifestyle that feels miles away &mdash; yet close to everything you need. It's all waiting for you here.