



**GRASSROOTS**  
REALTY GROUP

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**51020 Twp Road 862.5**  
**Rural Clear Hills County, Alberta**

**MLS # A2243467**



**\$345,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	9.83 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Holding Tank, Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	14-86-5-W6
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	AG-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Satellit
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Charming updated 1984 Bungalow on 9.83 Treed Acres &ndash; Private, Peaceful & Full of Potential! Welcome to your country escape! This 1,411 sq. ft. bungalow, originally built in 1984, has been thoughtfully renovated and sits on a serene 9.83-acre property surrounded by mature trees&mdash;perfect for those seeking privacy and space to grow. Inside, the home features 3 bedrooms, 1 full bathroom, and 2 half bathrooms, along with main floor laundry and sun-filled south-facing windows that create a warm and inviting atmosphere. The bright main floor is move-in ready, while the large, unfinished basement offers a blank slate for your dream layout&mdash;whether it&rsquo;s a family room, extra bedrooms, or a workshop. Recent Upgrades Include: &bull; New furnace &bull; New hot water tank &bull; 3000-gallon cistern &bull; New septic pump Outside, the property offers peace and quiet with plenty of open space, trails, and trees. A few older outbuildings remain on the land, providing potential for storage, animals, or future development. Whether you&rsquo;re looking for a hobby farm, nature retreat, or your own private sanctuary, this acreage offers it all&mdash;with the big-ticket updates already done! Don&rsquo;t miss out&mdash;schedule your private viewing today!