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

MLS # A2243467



\$320,000

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

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

Inclusions: N/A

Charming updated 1984 Bungalow on 9.83 Treed Acres – 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— 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— whether it's a family room, extra bedrooms, or a workshop. Recent Upgrades Include: • New furnace • New hot water tank • 3000-gallon cistern • 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're looking for a hobby farm, nature retreat, or your own private sanctuary, this acreage offers it all—with the big-ticket updates already done! Don't miss out—schedule your private viewing today!