



GRASSROOTS
REALTY GROUP

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132011 834 TWP ROAD
Rural Clear Hills County, Alberta

MLS # A2247449



\$325,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,520 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	10.01 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No N		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Lagoon, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RN
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s), Soaking Tub, Vinyl Windows		

Inclusions: N/A

Private Orchard Oasis – 10.01 Acres Near the Peace River Peaceful and private country living just minutes from Blackfoot Provincial Park and the Peace River. This 2003 modular bungalow offers 1,520 sq ft with 3 bedrooms and 2 bathrooms, featuring an open-concept layout ideal for family living. The primary bedroom includes a walk-in closet and 4-piece ensuite. Located on a treed 10.01-acre parcel with a greenhouse, garden, fire pit, a heated 12 x 52 skidded building with power , and older garage. School bus pickup is available at the end of the private driveway, with Clearview and Cleardale schools approximately 25 minutes away. Convenient access to surrounding communities: 40 minutes to Fort St. John, BC; 50 minutes to Dawson Creek, BC; and 1 hour to Hines Creek, AB. The Bear Canyon area offers an active, welcoming community — a wonderful place to raise a family or enjoy a quiet rural lifestyle.