



GRASSROOTS
REALTY GROUP

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10 South 40
Rural Clearwater County, Alberta

MLS # A2249485



\$415,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	967 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	3.61 Acres		
Lot Feat:	Creek/River/Stream/Pond, Many Trees, No Neighbours Behind, Private, View		

Heating: In Floor, Hot Water, Wood Stove

Water: Well

Floors: Laminate

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Cement Fiber Board

Zoning: Country Residential

Foundation: Piling(s)

Utilities: -

Features: Laminate Counters, Open Floorplan

Inclusions: Sea Cans are negotiable

If you've been dreaming about slowing things down and enjoying some real country living, this place is worth a look. Sitting on 3.61 acres in Clearwater County, this cozy 2-bedroom, 1-bath bungalow has been nicely updated and sits on a quiet no-exit road between Spruce View and Caroline. It's private, peaceful, and still close enough to town for the things you need. (Just over 1/2 hour to Innisfail and under an hour to Red Deer) The house has had a lot of love poured into it—newer shingles, eaves, extra insulation in the attic and durable Hardie board siding. Inside, you'll find a welcoming living room with a big picture window and a brand-new wood stove that's perfect for chilly evenings. There's also a handy mudroom and laundry space that keeps everything tidy. Outside is where this property really shines. A newer 600 sq.ft. deck is waiting for you—perfect for morning coffee, evening barbecues, and stargazing under Alberta's big skies. Fresh gravel makes parking a breeze, whether it's for your everyday vehicles, an RV, or even a trailer. For those with horses, there's a new 30 x 24 barn and fencing already in place. The yard has loads of room for gardens, play space, or just enjoying the seasonal creek that meanders through. Plus, the well is strong—11 gallons per minute—so you'll never have to worry about water. And if you like to wander, you've got your own little patch of woodland on the west side to explore. Whether you're hoping to start a hobby farm, keep a few animals, or simply enjoy the peace and quiet, this acreage is set up and ready for you to make it your own. Give your favourite REALTOR® a call and set up a time to see this little beauty.

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