



GRASSROOTS
REALTY GROUP

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61049 Township Road 41-0
Rural Clearwater County, Alberta

MLS # A2260843



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,351 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Heated Garage, RV Access/Parking, See Remarks, Single Garage		
Lot Size:	4.97 Acres		
Lot Feat:	Back Yard, Brush, Cleared, Few Trees, Front Yard, Lawn, Many Trees, No Ne		

Heating:	Forced Air, Propane, Wood, Wood Stove	Water:	Well
Floors:	Hardwood, Tile, Vinyl, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partially Finished, See Remarks	LLD:	35-40-6-W5
Exterior:	Vinyl Siding	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Crown Molding, Laminate Counters		

Inclusions: Paint Booth and Air compressor are negotiable

Welcome to your private slice of country life! This 4.97-acre partially fenced property offers peace, privacy, and endless potential. Surrounded by mature trees and with only one neighbor across the road, you'll enjoy quiet rural living with room to grow. The home features 4 bedrooms, 2 bathrooms, a wood-burning stove in the family room, and a brand-new furnace for reliable comfort year-round. The propane tank servicing the house is included in the sale. The shop's propane tank is a rental and can be transferred to the new owner. Outbuildings include: Two single-car garages & perfect for storage or hobby space Massive 40' x 60' heated shop with: 10" thick concrete floor, engineered to support heavy-duty gravel trucks 16'6" wall height for oversized equipment and a door up high for future mezzanine plans Efficient propane radiant heater and R-20 insulation In-floor heating lines installed (ready for final hookup). Single-phase to 3-phase VFD setup to run large compressors Exterior door [placed up on a wall with plans for a mezzanine and outdoor deck. This property is ideal for those seeking a peaceful retreat, or a functional acreage with room to expand. With solid infrastructure and flexible space, this is a great acreages that can go in any direction.