



GRASSROOTS
REALTY GROUP

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51036 Township Road 354
Rural Clearwater County, Alberta

MLS # A2261724



\$809,900

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,399 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 17.70 Acres | | |
| Lot Feat: | Gentle Sloping, Private, Treed | | |

| | | | |
|--------------------|-----------------------------|-------------------|---------------------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet, Laminate | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 26-35-5-W5 |
| Exterior: | Other | Zoning: | CRA |
| Foundation: | Wood | Utilities: | - |
| Features: | Open Floorplan, See Remarks | | |

Inclusions: none

Rare Opportunity! Newly subdivided 17+ acre parcel featuring a stunning walkout bungalow with 3 bedrooms, 3 bathrooms, and an attached double garage. Enjoy serene views from the spacious deck overlooking a private backyard oasis that radiates peace and tranquility. The property is perfectly equipped for animal lovers, with a large barn offering stalls on both sides, two auto-waterers, two frost-free taps, and full perimeter fencing. Bonus: a second set of services is already in place—ideal for building a future shop, guest cabin or secondary suite. A truly versatile acreage with endless potential!