



**71034 A and B Township Road 38-1  
Rural Clearwater County, Alberta**

**MLS # A2296717**



**\$675,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Gravel Driveway, None		
<b>Lot Size:</b>	10.15 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Many Trees, Or		

<b>Heating:</b>	Forced Air, Wood Stove	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	11-38-7-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Built-in Features, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** All Sheds, All Shelters, All Coops, Barn on Skids, Water Treatment System, Appliances in Cabin: Dryer, Electric Stove, Refrigerator, Washer

Welcome to your own private 10-acre hobby farm, perfectly set up for country living with room to grow, just 15 minutes from Rocky Mountain House and under 2 hours to both Calgary and Edmonton. Surrounded by mature trees for exceptional privacy, this picturesque property features a charming farmhouse full of warmth and character. Inside, you'll find unique woodwork throughout, a cozy wood-burning stove, and a gas fireplace that create an inviting, rustic atmosphere. The living room is filled with natural light from large windows and offers a built-in bench seat overlooking your own private pond—the perfect place to unwind and take in the peaceful views. Convenient main floor laundry adds to the home's functionality. Adding incredible versatility to the property is a separate 1-bedroom, 1-bathroom cabin, also overlooking the pond. Complete with new shingles, its own well and septic system, this space is ideal for multi-generational living, hosting guests, accommodating farm help, or generating rental income. The land is fully equipped for hobby farming or small-scale agriculture, featuring a new barn with a full loft, multiple paddocks, pasture areas, shelters, and coops ready for your animals. Grow your own food with an established orchard offering a variety of fruits including elderberries, raspberries, strawberries, cranberries, grapes, and apples, along with a productive garden space ready for seasonal planting. Whether you're looking to embrace a self-sufficient lifestyle, create a family homestead, or enjoy a peaceful rural retreat with income potential, this property offers endless opportunity in a truly beautiful setting.