



**74053B Township Road 392
Rural Clearwater County, Alberta**

MLS # A2126105



\$998,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,729 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	125.00 Acres		
Lot Feat:	Farm		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	8-39-7-W5
Exterior:	Wood Frame	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Shop garage door openers and remotes

Attractive 125 acres that borders the North Saskatchewan River just minutes south of Rocky Mtn. House. Custom built bungalow constructed by reputable local builder Marcel Bodiguel in 1996. You'll notice the attention to detail with the roomy entrance way at the front and garage side door, birch hardwood flooring, large front deck, 3 bedrooms and three bathrooms on the main floor plus an unfinished walk out basement with another bathroom roughed in. Attached garage is finished and measures 23 x 23' and the yard is beautifully landscaped with an amazing rock waterfall. There's also a detached 24 x 36' workshop that's heated with 220 wiring, a 40 x 60' hay shed with water run to it and 220 power, two equipment storage sheds, chicken coop, greenhouse and two water hydrants. The land includes 75 acres of hay land (leased for the 2024 season), treed pasture and two CNRL surface leases that pay \$4300 and \$1250 respectively. On the south end of the quarter there's a second serviced building site with power, a 120' water well and septic tank and pump out. The river borders the property on the north side and there's a beautiful viewing spot but an extremely steep bank down to the river. Note there is an access easement registered on title for the acreage that's on the east of the home site. The hay land has been leased to the neighbor for the 2024 season. The owners are willing to go over aspects of the property with the buyer.