



**41021 Township Road 37-2A**  
**Rural Clearwater County, Alberta**

**MLS # A2129607**



**\$649,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,600 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Quad or More Detached, RV Access/Parking		
<b>Lot Size:</b>	20.50 Acres		
<b>Lot Feat:</b>	Farm, Fruit Trees/Shrub(s), Yard Drainage, Pasture, Private		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Private
<b>Floors:</b>	Wood	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	14-37-4-W5
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Starlink on tower

For more information, please click on Brochure button below. 20.5 acres, zoned AG with 3 water wells. It has a 10 acre pasture with water well. A 5 acre pasture/horse track setup with shelter, water well and 5 acre residential area with main well that feeds 4 different areas on the property. 1980s mobile with 2 additions covered with one roof that is roughly 1600sqf. 4 bedroom 1 bathroom. New in the last couple years is kitchen, windows, metal roof, bathroom, pex plumbing, copper wiring, receptacles and switches Natural gas forced air heat. Hot water on demand. There is a beautiful treed U shaped driveway and a third approach for the shop. Gigantic 3000 sqf quonset with concrete floor and sewer pipes for future development. Has 100 amp panel, 20'x16' electric bay door with remote and its own approach. Large horse shelter with 240v power, hay storage, tack room and frost free hydrant. 2 sheds, 100' by 50' garden, three apple trees and a small play structure. The property is 1.5 hours from both Edmonton and Calgary airports. 45 minutes to Red Deer and Sundre. 30 minutes to Rocky Mountain House and Sylvan lake. 15 minutes to the less busy north beaches of Gleniffer lake. The living area in the addition is currently being finished. Mud and taping is scheduled for may 13th and after that there will be a high efficiency furnace installed. The siding is also getting replaced in some areas then it is scheduled to be painted once the weather permits.