

# \$839,000 - 75077 Township Road 39-0, Rural Clearwater County

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MLS® #A2113883

**\$839,000**

4 Bedroom, 3.00 Bathroom,  
Agri-Business on 21.00 Acres

NONE, Rural Clearwater County, Alberta

Acreages like this don't come up very often! Private and treed 21 acres located just west of Rocky Mtn. House with a custom built walk out bungalow offered for sale by the original owner. This home was built by reputable local contractor Peter Belder with lots of unique features and great square footage. There's a large country kitchen, spacious master suite with a four piece bathroom, dressing area and walk in closet, sunken living room with a large rock surround fire place and a conveniently located main floor laundry room beside the garage entrance. Several doors lead to the back tiered deck and the basement family room has garden doors that also open to the sloped back. In addition there's a rec room with a roughed in bar and three large bedrooms plus a full bathroom in the lower level. Outside you can enjoy the natural landscaping and if you'd like to have animals there's a small barn, stock waterer, several corrals and pastures as well as an outdoor riding arena (has not been used for several years). With pavement right to your driveway yet only minutes from Cow Lake and Rocky this property has a great west country location.



## Essential Information

MLS® #	A2113883
Price	\$839,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Acres	21.00
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### **Community Information**

Address	75077 Township Road 39-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

### **Interior**

Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 11th, 2024
Days on Market	389
Zoning	Agricultural

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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