

# \$895,000 - 352080 Highway 22, Rural Clearwater County

MLS® #A2158752

## \$895,000

3 Bedroom, 2.00 Bathroom, 1,179 sqft  
Residential on 154.00 Acres

NONE, Rural Clearwater County, Alberta

Here is a 154 acre private, secluded well maintained hobby farm located 20 mins N of Sundre. This beautiful property consists of hay fields, bush, lowlands and Pasture. The home is a well appointed 3 bedroom 2 bath home built by the current owners and has a large eat in kitchen, as well as a dining room, sun room and living room with amazing views of your backyard pond which you can enjoy right from your recliner. The 3rd bedroom is located in the developed basement, along with a family room which stays very cozy with the wood burning stove. Outside you will find a nice heated shop and a well set up barn for all the critters. The property also has a little lake, is fenced and cross fenced and has a beautiful garden and green house if you have a green thumb. Centrally located , on pavement, in Clearwater County, come have a look, you wont be disappointed.

Built in 1986

### Essential Information

MLS® #	A2158752
Price	\$895,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,179
Acres	154.00
Year Built	1986



Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	352080 Highway 22
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### **Amenities**

Parking	Double Garage Detached
# of Garages	8

### **Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Freezer, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Wood Stove
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Garden, Storage
Lot Description	Back Yard, Farm
Roof	Metal
Construction	Stucco
Foundation	Wood

### **Additional Information**

Date Listed	August 26th, 2024
Days on Market	222
Zoning	AG

### **Listing Details**

Listing Office	CIR Realty
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