

**132011 834 TWP ROAD**  
**Rural Clear Hills County, Alberta**

**MLS # A2247449**



# \$325,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No N		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Lagoon, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RN
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s), Soaking Tub, Vinyl Windows		

**Inclusions:** N/A

Private Orchard Oasis &ndash; 10.01 Acres Near the Peace River Peaceful and private country living just minutes from Blackfoot Provincial Park and the Peace River. This 2007 modular bungalow offers 1,520 sq ft with 3 bedrooms and 2 bathrooms, featuring an open-concept layout ideal for family living. The primary bedroom includes a walk-in closet and 4-piece ensuite. Located on a treed 10.01-acre parcel with a greenhouse, garden, fire pit, a heated 12 x 52 skidded building with power , and older 20.6 x 32 garage. School bus pickup is available at the end of the private driveway, with Clearview and Cleardale schools approximately 25 minutes away. Convenient access to surrounding communities: 40 minutes to Fort St. John, BC; 50 minutes to Dawson Creek, BC; and 1 hour to Hines Creek, AB. The Bear Canyon area offers an active, welcoming community &mdash; a wonderful place to raise a family or enjoy a quiet rural lifestyle.