

**62040 860**  
**Rural Clear Hills County, Alberta**

**MLS # A2280054**



# \$334,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	19.66 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Dugout
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Holding Tank, Pump
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RN
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas at Lot Line, Propane
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Natural Woodwork, Pantry, Separate Entrance, Storage		

**Inclusions:** Shed, Pole Barn, Quonset

Welcome to your dream country retreat! This beautiful 19.66-acre property is surrounded by trees and gardens, offering the perfect blend of privacy and natural beauty. The charming 5-bedroom, 2-bathroom home features over 2000 sq ft of cozy living space, ideal for families or anyone craving space and serenity. Enjoy the outdoors from not one, but two south-facing decks—one directly off the primary bedroom and the other from the bright and inviting living room. A delightful 3-season sunroom offers a peaceful place to relax and take in the views, rain or shine. The land is complete with a 10 x 16 shed, an old 26 x 32 pole barn, and plenty of space for gardening, animals, or other hobbies. There is a gravel pad with power right beside it and ready for a shop to be built. With very low property taxes, this property is an excellent opportunity for a hobby farm or anyone looking to escape the hustle and bustle of city life. Don't miss your chance to own this private haven—your peaceful rural lifestyle awaits!