

# \$895,000 - 51042 Hwy 587, Rural Clearwater County

MLS® #A2213823

**\$895,000**

3 Bedroom, 3.00 Bathroom, 1,713 sqft

Residential on 79.50 Acres

NONE, Rural Clearwater County, Alberta

Truly a rare opportunity to own this 79.5 acre parcel only 15 minutes from town, on pavement, with a custom built home and an oversized double garage. The home is tastefully designed with a formal dining area boasting French doors to the large living room area which is accentuated with an attractive fireplace. The kitchen is bright and spacious with an electric counter top stove and wall oven and has a sliding door entrance onto a recently finished deck. There is a 3 piece bathroom off the main entrance, a 3 piece bathroom on the main floor along with a 4 piece bathroom in the basement which has a jacuzzi tub. The basement is fully finished and with all rooms being very spacious. The yard is nicely fenced with fox fence to keep predators away from buildings and small pets. There are 2 apple trees, flower beds, shrubs and a nice garden plot. The oversized double garage has a concrete floor and a large parking area out front. If the new owner desires the pasture can be rented out. This is a must see if the rural life is what is on your bucket list.

Built in 1987

## Essential Information

MLS® #	A2213823
Price	\$895,000
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,713
Acres	79.50
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	51042 Hwy 587
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1X0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Built-In Oven, Electric Cooktop
Heating	Forced Air, Natural Gas, Fireplace(s), Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	122
Zoning	AG

## Listing Details

Listing Office      Royal LePage Wildrose Real Estate-Sundre

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