

51036 Township Road 354
 Rural Clearwater County, Alberta

MLS # A2261724



\$809,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,399 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	17.70 Acres		
Lot Feat:	Gentle Sloping, Private, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-35-5-W5
Exterior:	Other	Zoning:	CRA
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: none

Rare Opportunity! Newly subdivided 17+ acre parcel featuring a stunning walkout bungalow with 3 bedrooms, 3 bathrooms, and an attached double garage. Enjoy serene views from the spacious deck overlooking a private backyard oasis that radiates peace and tranquility. The property is perfectly equipped for animal lovers, with a large barn offering stalls on both sides, two auto-waterers, two frost-free taps, and full perimeter fencing. Bonus: a second set of services is already in place—ideal for building a future shop, guest cabin or secondary suite. A truly versatile acreage with endless potential!