

# \$350,000 - 62040 860, Rural Clear Hills County

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MLS® #A2222262

**\$350,000**

5 Bedroom, 2.00 Bathroom, 1,344 sqft

Residential on 19.66 Acres

NONE, Rural Clear Hills County, Alberta

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 1,344 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!

Built in 1988

## Essential Information

MLS® # A2222262

Price \$350,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,344
Acres	19.66
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	62040 860
Subdivision	NONE
City	Rural Clear Hills County
County	Clear Hills County
Province	Alberta
Postal Code	T0H 2A0

### **Amenities**

Utilities	Electricity Connected, Natural Gas at Lot Line, Propane, Satellite Internet Available, Sewer Connected, Water Connected
Parking	Driveway, Front Drive, RV Access/Parking, Gravel Driveway

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Natural Woodwork, Pantry, Separate Entrance, Storage
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden, Private Yard, Rain Gutters, Storage, Fire Pit
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Secluded
Roof	Metal

Construction	Vinyl Siding
Foundation	Wood

**Additional Information**

Date Listed	May 19th, 2025
Days on Market	79
Zoning	RN

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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