# \$445,000 - 842070 Range Road 30, Rural Clear Hills County

MLS® #A2226612

### \$445,000

3 Bedroom, 2.00 Bathroom, 1,152 sqft Agri-Business on 123.23 Acres

NONE, Rural Clear Hills County, Alberta

~MOTIVATED - \$445,000.00 with Home and Shop! Will consider all Offers ~Make Your Move ~ Looking for a Slice of Country Life with room to Roam? This123.23 acre property offers an Inviting Escape with ample space both inside and out. The 1,152-square-foot Bungalow home offers open concept living /dining and boasts recent updated flooring and fresh paint - creating a clean, comfortable interior perfect for relaxing or entertaining.

The main floor bedrooms are spacious offering privacy and comfort, while there is an additional bedroom in the basement, ensuring there's room for guests or a growing family.

The partly finished basement hosts one bedroom, bathroom, storage and invites your creative visionâ€"recreational space, or a hobby area, the choice is yours..

Step outside to a deck that wraps around two sides of the home, ideal for morning coffee, evening barbecues, or simply soaking up the expansive views. The walk-out basement adds practical access to your outdoor surroundings, which include a smaller dugout for water access, a cozy chicken coop, a pig pen (yes, reallyâ€"it's perfect for small-scale farming), and a heated Metal Clad 40 ft. x 64 ft. (dirt floor) workshop for year-round projects additionally there is a Grade 2 gravel pit on the







property.

Tucked in a quiet rural setting, this property welcomes nature lovers, hobby farmers, hunting, recreation, and anyone seeking a peaceful environment to call home. Whether you're looking to cultivate a few small crops, raise animals, or simply enjoy the great outdoors, this place delivers room to breathe and endless possibilities.

If you're ready to make a move to the countryside, this could be the peaceful, practical paradise you've been searching for. Bring your ideasâ€"Add your Personal Touch to the Home and Propertyâ€"Book a Viewing with your Favorite Realtor to explore all this property has to offer. (Gravel Pit Equipment and Cabin are not included in the sale of the property).

Built in 1986

#### **Essential Information**

MLS® # A2226612 Price \$445,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,152
Acres 123.23
Year Built 1986

Type Agri-Business
Sub-Type Agriculture
Style Bungalow
Status Active

## **Community Information**

Address 842070 Range Road 30

Subdivision NONE

City Rural Clear Hills County

County Clear Hills County

Province Alberta
Postal Code T0H 2A0

#### **Amenities**

Utilities Electricity Available, Natural Gas Available

Parking Off Street

#### Interior

Interior Features See Remarks, Storage

Appliances Dryer, Gas Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas, Wood

Cooling None
Has Basement Yes

Basement Full, Partially Finished, Walk-Up To Grade

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

Lawn, Low Maintenance Landscape, Private, See Remarks, Creek/River/Stream/Pond, Farm, Fruit Trees/Shrub(s), Gentle Sloping,

Meadow, Many Trees, Native Plants, Other, Pasture

Roof Asphalt
Construction Mixed
Foundation Wood

#### **Additional Information**

Date Listed May 30th, 2025

Days on Market 152 Zoning AG

## **Listing Details**

Listing Office Grassroots Realty Group Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.