

\$400,000 - 52008 Township Road 41-4, Rural Clearwater County

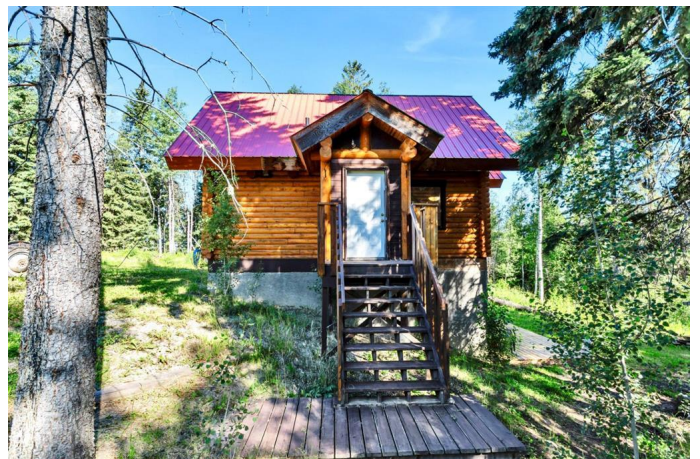
MLS® #A2236844

\$400,000

3 Bedroom, 1.00 Bathroom, 640 sqft
Residential on 6.18 Acres

NONE, Rural Clearwater County, Alberta

Escape to your own private retreat with this charming log cabin nestled on a beautifully treed acreage with valley views. Set well back from the road and surrounded by nature, this cozy and well-crafted home offers peace, privacy, and year-round comfort in a picturesque setting. Inside, the main floor features an open-concept kitchen and dining area, complete with granite countertops, stainless steel appliances, and Brazilian cherry hardwood flooring. Large windows flood the space with natural light and frame the stunning views, while patio doors open to a side deck. A comfortable main floor bedroom (no closet) and a full 4-piece bathroom offer convenience and functionality. Upstairs, the open loft is overlooking the main living area is ideal as a bedroom, home office, or cozy TV lounge. The fully developed walkout basement offers in-floor heating and includes a second bedroom or flexible living space with access to a ground-level patio, a 2-piece bathroom combined with laundry, a dedicated storage room, and the mechanical room. Enjoy all-season recreation with crown land nearby and Open Creek Dam Provincial Campground just 15 minutes away is ideal for hiking, fishing, hunting and more. Whether you're looking for a full-time residence or a weekend getaway, this unique property offers the perfect blend of rustic charm, modern finishes, and natural beauty. Please note, steep



roadway into the property.

Built in 2008

Essential Information

MLS® #	A2236844
Price	\$400,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	640
Acres	6.18
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	52008 Township Road 41-4
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Amenities

Parking	Parking Pad
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Interior

Interior Features	Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
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Lot Description	Private, Treed, Views, Many Trees
Roof	Metal
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	2
Zoning	CRA

Listing Details

Listing Office	RE/MAX real estate central alberta
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