

# \$420,000 - 53079 A/b Twp Rd 35-4, Rural Clearwater County

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MLS® #A2247685

**\$420,000**

3 Bedroom, 2.00 Bathroom, 1,725 sqft  
Residential on 4.25 Acres

NONE, Rural Clearwater County, Alberta

If you've been looking for a property with potential, this is it! This older home is a handyman's dream—full of character and ready for your personal touch. Perfectly positioned with highway frontage, it offers easy access and excellent visibility, making it ideal for a home-based business or a convenient country lifestyle.

Step outside and you'll find everything you need for self-sufficient living. A large Quonset with wood heat is perfect for projects year-round. The garden produces beautifully, and the property is dotted with fruit bushes and apple trees, giving you fresh, homegrown harvests right from your own yard. The chicken coop and run are ready for your feathered friends, adding to the charm and practicality of this country escape.

With space to work, room to grow, and endless possibilities, this acreage is ready for someone with vision to make it shine.

Built in 1953

## Essential Information

MLS® #	A2247685
Price	\$420,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,725
Acres	4.25
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	53079 A/b Twp Rd 35-4
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### **Amenities**

Parking	RV Access/Parking, Gravel Driveway
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### **Interior**

Interior Features	Double Vanity, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Wood, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Free Standing, Glass Doors, Tile, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Storage
Lot Description	Garden, Many Trees
Roof	Metal
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	August 11th, 2025
Days on Market	2
Zoning	CRA

**Listing Details**

Listing Office	CIR Realty
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