

\$499,000 - 61049 Township Road 41-0, Rural Clearwater County

MLS® #A2260843

\$499,000

4 Bedroom, 2.00 Bathroom, 1,351 sqft
Residential on 4.97 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your private slice of country life! This 4.97-acre partially fenced property offers peace, privacy, and endless potential. Surrounded by mature trees and with only one neighbor across the road, you'll enjoy quiet rural living with room to grow. The home features 4 bedrooms, 2 bathrooms, a wood-burning stove in the family room, and a brand-new furnace for reliable comfort year-round. The propane tank servicing the house is included in the sale. The shop's propane tank is a rental and can be transferred to the new owner.

Outbuildings include:

Two single-car garages – perfect for storage or hobby space

Massive 40' x 60' heated shop with:

10" thick concrete floor, engineered to support heavy-duty gravel trucks

16'6" wall height for oversized equipment and a door up high for future mezzanine plans

Efficient propane radiant heater and R-20 insulation

In-floor heating lines installed (ready for final hookup).

Single-phase to 3-phase VFD setup to run large compressors

Exterior door [placed up on a wall with plans for a mezzanine and outdoor deck.

This property is ideal for those seeking a peaceful retreat, or a functional acreage with room to expand. With solid infrastructure and



flexible space, this is a great acreages that can go in any direction.

Built in 1968

Essential Information

MLS® #	A2260843
Price	\$499,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,351
Acres	4.97
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	61049 Township Road 41-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T2A1

Amenities

Parking	Driveway, Heated Garage, RV Access/Parking, See Remarks, Single Garage Detached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Crown Molding, Laminate Counters
Appliances	Gas Stove, Microwave, Refrigerator
Heating	Forced Air, Wood, Propane, Wood Stove
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Tile, Wood Burning Stove
Has Basement	Yes
Basement	See Remarks, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Many Trees, No Neighbours Behind, Brush, Cleared, Pasture, Secluded, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2025
Zoning	CRA

Listing Details

Listing Office	Century 21 Westcountry Realty 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.