

\$499,000 - 842070 Range Road 30, Rural Clear Hills County

MLS® #A2226612

\$499,000

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

NONE, Rural Clear Hills County, Alberta

Looking for a Slice of Country Life with room to Roam? This 123.23 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 vision's 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, really's 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 | \$499,000 |
| 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 1L0 |

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, Creek/River/Stream/Pond, Farm, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Meadow, Native Plants, Other, Pasture, Private, See Remarks |
| Roof | Asphalt |
| Construction | Mixed |
| Foundation | Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 18 |
| Zoning | AG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
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