

\$1,100,000 - 55057 Township Road 41-0, Rural Clearwater County

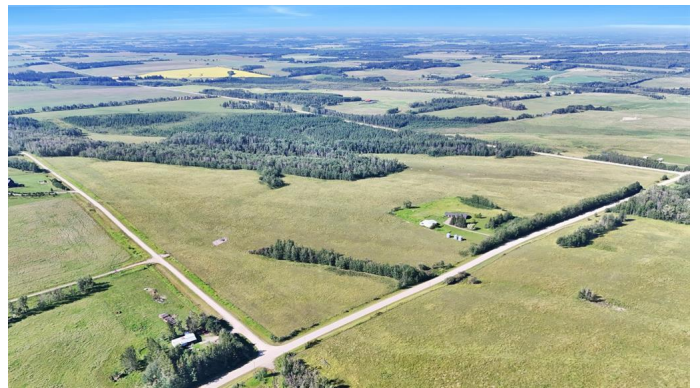
MLS® #A2245463

\$1,100,000

0 Bedroom, 0.00 Bathroom, 1,196 sqft
Agri-Business on 156.28 Acres

NONE, Rural Clearwater County, Alberta

Uncut quarter with stunning mountain views! This picturesque property features a mix of arable land and treed pasture, with springs providing natural livestock water. The older bungalow offers 2 bedrooms and 1 full bath on the main level. The concrete basement includes a spacious rec room with wood stove, 3-piece bath, laundry, mechanical, and ample storage. Enjoy the views from the large west-facing back deck. Home has a metal roof (approx. 7 years old) and an enclosed mudroom connecting to the 27x27' insulated attached garage with gravel floor. There's a 40x32' insulated shop with radiant heat and 10' overhead door plus an 18x40' lean to on the side for additional storage. Landscaped yard with mature trees and shrubs. Property is perimeter and cross fenced, was previously in hay and currently used as pasture. Centrally located only 2 miles north of hwy 12.



Built in 1978

Essential Information

MLS® #	A2245463
Price	\$1,100,000
Bathrooms	0.00
Square Footage	1,196
Acres	156.28
Year Built	1978

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

Community Information

Address	55057 Township Road 41-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1T0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Appliances	Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	20
Zoning	A

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.