

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

MLS® #A2260843

\$499,000

4 Bedroom, 2.00 Bathroom, 1,351 sqft
Single Family on 4.97 Acres

N/A, 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 acreage that can go in any direction. (id:6289)

Built in 1968



Essential Information

Listing #	A2260843
Price	\$499,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,351
Acres	4.97
Year Built	1968
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	61049 Township Road 41-0
Subdivision	N/A
City	Rural Clearwater County
Province	Alberta
Postal Code	T4T2A1

Amenities

Features	Treed, Other, No neighbours behind
Parking	Detached Garage, Garage, Heated Garage, RV, See Remarks
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Microwave
Heating	Propane, Wood Forced air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Foundation	Poured Concrete

Listing Details

Listing Office

Century 21 Westcountry Realty Ltd.



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Listing information last updated on October 26th, 2025 at 1:31am CDT