

\$365,000 - 62040 860, Rural Clear Hills County

MLS® #A2222262

\$365,000

5 Bedroom, 2.00 Bathroom, 1,344 sqft

Residential on 19.66 Acres

NONE, Rural Clear Hills County, Alberta

Welcome to your dream country retreat! This beautiful 19.66-acre property is surrounded by trees and gardens, offering the perfect blend of privacy and natural beauty. The charming 5-bedroom, 2-bathroom home features 1,344 sq ft of cozy living space, ideal for families or anyone craving space and serenity.

Enjoy the outdoors from not one, but two south-facing decks—one directly off the primary bedroom and the other from the bright and inviting living room. A delightful 3-season sunroom offers a peaceful place to relax and take in the views, rain or shine.

The land is complete with a 10 x 16 shed, an old 26 x 32 pole barn, and plenty of space for gardening, animals, or other hobbies. There is a gravel pad with power right beside it and ready for a shop to be built. With very low property taxes, this property is an excellent opportunity for a hobby farm or anyone looking to escape the hustle and bustle of city life.

Don't miss your chance to own this private haven—your peaceful rural lifestyle awaits!

Built in 1988

Essential Information

MLS® # A2222262

Price \$365,000



| | |
|----------------|----------------------------------|
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,344 |
| Acres | 19.66 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 62040 860 |
| Subdivision | NONE |
| City | Rural Clear Hills County |
| County | Clear Hills County |
| Province | Alberta |
| Postal Code | T0H 2A0 |

Amenities

| | |
|-----------|---|
| Utilities | Electricity Connected, Sewer Connected, Water Connected, Natural Gas at Lot Line, Propane, Satellite Internet Available |
| Parking | Driveway, Front Drive, RV Access/Parking, Gravel Driveway |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, Natural Woodwork, Pantry, Separate Entrance, Storage |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Stove |
| Heating | Forced Air, Propane |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Yard, Rain Gutters, Storage |
| Lot Description | Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Secluded |
| Roof | Metal |

| | |
|--------------|--------------|
| Construction | Vinyl Siding |
| Foundation | Wood |

Additional Information

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|----------------|----------------|
| Date Listed | May 19th, 2025 |
| Days on Market | 34 |
| Zoning | RN |

Listing Details

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| Listing Office | Sutton Group Grande Prairie Professionals |
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