



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

51020 Twp Road 862.5
Rural Clear Hills County, Alberta

MLS # A2243467



\$289,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,411 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	9.83 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Cistern
Floors:	Vinyl Plank	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone	Zoning:	AG-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellit
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Charming updated 1984 Bungalow on 9.83 Treed Acres – Private, Peaceful & Full of Potential! Welcome to your country escape! This 1,411 sq. ft. bungalow, originally built in 1984, sits on a serene 9.83-acre property surrounded by mature trees—perfect for those seeking privacy and space to grow. Seller is open to a life time lease to add an additional 6-10 acres if needed. Inside, the home features 3 bedrooms, 1 full bathroom, and 2 half bathrooms, along with main floor laundry and sun-filled south-facing windows that create a warm and inviting atmosphere. The bright main floor is move-in ready, while the large, unfinished basement offers a blank slate for your dream layout—whether it’s a family room, extra bedrooms, or a workshop. Recent Upgrades Include: • New furnace • New hot water tank • 3000-gallon cistern • New septic pump Outside, the property offers peace and quiet with plenty of open space, trails, and trees. A few older outbuildings remain on the land, providing potential for storage, animals, or future development. Whether you’re looking for a hobby farm, nature retreat, or your own private sanctuary, this acreage offers it all—with the big-ticket updates already done! Don’t miss out—schedule your private viewing today!