



**55001 Township Road 40-0**  
**Rural Clearwater County, Alberta**

**MLS # A2300535**



**\$649,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	12.57 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	31-39-5-W5
<b>Exterior:</b>	Other	<b>Zoning:</b>	A
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan		

**Inclusions:** Bar stool (2), window coverings, workbench in garage, portable gazebo, portable window a/c unit, dresser and shelving in walk-in closet

This rare 12-acre AG-zoned property offers exceptional privacy and breathtaking views in every direction. The custom 20 wide modular home was thoughtfully designed to capture the surrounding ravine, creek, and pond from almost every room. Inside, the home feels bright and spacious with vaulted ceilings, large room sizes including a flex room with a closet that could be a third bedroom/office/family room. The kitchen includes an oversized kitchen island, abundant cabinetry and drawer space with the practicality of a swing out corner cabinet insert, as well as a good sized pantry. Fresh paint throughout the walls and ceilings enhances the homes light and open floorplan. The home has been meticulously maintained and extensively updated, including a high-efficiency premium furnace installed in 2025, a new fridge and stove in 2023, a new pressure tank in 2024, and a new hot water tank in 2022. The modular roof was done in 2019 and features a raised ridgeline for added ventilation. The primary ensuite features luxurious in-floor heating and a large walk-in shower, while the second 4 piece bathroom boasts a deep soaking tub and the steam washer and dryer add even more convenience. Outdoor living is a highlight here, with an oversized, maintenance-free cedar deck complete with metal railing and pilings already in place for a future hot tub. The yard is beautifully treed and incredibly private, offering year-round wildlife viewing and access to trails perfect for walking, quadding, or snowmobiling. The yard has a beautiful perennial flower bed, a raised garden bed, raspberry patch and a compost bin. The oversized garage is heated with a boiler and has a new roof in 2024, in floor heat, workbench and is framed and wired for a second overhead door. It also includes a large finished addition with its own bathroom, making it ideal for a small suite, studio, or workshop. This

exceptional property is hardwired with a 6500W generator, and has ample RV parking. Fiber-optic internet has been contracted and will be installed at the seller's expense, ensuring modern connectivity in a peaceful rural setting. This property is a rare opportunity to enjoy space, seclusion, and stunning natural surroundings while benefiting from thoughtful upgrades and AG zoning flexibility