



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

872083 RGE RD 54
Rural Clear Hills County, Alberta

MLS # A2306209



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,058 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Heated Garage, Insulated, Single Garage Attached		
Lot Size:	11.77 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Level, Low		

Heating:	Boiler, In Floor, Propane, Wood Stove	Water:	Cistern
Floors:	Concrete	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	16-87-5-W6
Exterior:	Concrete, Metal Siding	Zoning:	RN
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Propane, Satellite Internet, Sewer
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows		
Inclusions:	Sea Can		

Welcome to your private off-grid escape—where modern efficiency meets true northern independence. Built in 2023 and set on 11.77 acres, this thoughtfully designed property is the last home on the road, bordered by crown land, offering unmatched peace, privacy, and direct access to the outdoors. The 1,058 sq.ft. living quarters offer a bright, open-concept layout with soaring ceilings and an abundance of south-facing windows that flood the space with natural light. The spacious living area is anchored by a high-efficiency Blaze King wood stove (WETT certified), creating a warm and inviting atmosphere. The kitchen is both functional and welcoming, featuring a large island with extra storage and seating—perfect for casual dining or gathering—along with a generous walk-in pantry. This home includes two well-sized bedrooms, a full 4-piece bathroom with convenient in-suite laundry, plus a dedicated office complete with a hidden room for added versatility. This well-constructed shop/house has been fully inspected, built to code, and is completely insurable—delivering confidence alongside comfort. Designed for year-round living, the home features exceptional insulation (R40 walls, R60 roof), keeping it warm through the coldest winters and cool during summer months. Enjoy efficient comfort with a dual-zone in-floor heating system powered by propane, allowing for separate temperature control between the home and the 24' x 30' heated garage. In addition to the wood stove, this system ensures consistent and reliable heat throughout. The off-grid power system is both modern and expandable, featuring an EcoFlow Delta Pro Ultra, 1,635 watts of solar panels, and generator backup capability. A dual-axis solar tracker (brand new in packaging) is also included, offering increased solar efficiency for future installation. For added

flexibility, power is available right at the property line. Water is supplied by a 1,250-gallon cistern, while a 500-gallon propane tank (leased for \$150 year) supports the boiler system for both domestic hot water and in-floor heat. The home also includes a Cinderella Freedom incinerator toilet—an eco-friendly solution—with an existing septic tank and full drain line already in place for easy conversion to a conventional system if desired. A heated drain line ensures worry-free winter performance. Additional features include a roughed-in dishwasher, 9’ x 8’ garage door, and reliable high-speed internet via Starlink—perfect for remote work or staying connected. With incredibly low annual property taxes of just \$358.52, this is a rare opportunity to own a turn-key, energy-efficient off-grid property without sacrificing comfort or convenience. Experience the freedom of off-grid living—without compromise.