



432003 HWY 22
Rural Clearwater County, Alberta

MLS # A2320963



\$630,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,507 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	80.46 Acres		
Lot Feat:	Creek/River/Stream/Pond, Pasture, See Remarks		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Holding Tank, Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	AG
Foundation:	Block	Utilities:	Propane
Features:	See Remarks		

Inclusions: Fridge, Stove, hood fan, dishwasher, washer, dryer, woodstove, all window coverings, all outbuildings

Discover the peace and privacy of country living on this picturesque 80.46-acre property located along Highway 22 (Cowboy Trail), approximately 27 minutes north of Rocky Mountain House and 30 minutes west of Rimbey. The land is fully fenced and cross-fenced, offering excellent potential for livestock, hobby farming, or recreational use. A beautiful winding creek forms the eastern boundary, adding both character and natural beauty to the property. The main yard site features a well-maintained 2003, 20-foot-wide manufactured home with a large south-facing deck and a cozy enclosed sunroom, perfect for enjoying the surrounding views. Inside, the open-concept living and dining area creates a welcoming space for family and entertaining. The home offers three spacious bedrooms and two full 4-piece bathrooms, including a private ensuite in the primary bedroom. Recent updates include newer carpeting throughout. The property is well-equipped with several useful outbuildings and improvements, including a 25' x 32' garage/machine shop, an 8' x 40' shipping container with an attached 8' x 40' lean-to for additional storage, a wood shed, dog kennel, and a charming playhouse. For guests or recreational enjoyment, a camper has been converted into a rustic camping retreat, providing a unique space to relax and enjoy the outdoors. Services include propane heating, a wood stove for added warmth and comfort, a private drilled well, and a septic system. There is approximately \$4250/year from surface lease income. The neighbor currently hays the land. Whether you're looking for a country residence, agricultural opportunity, or a private rural retreat, this versatile acreage offers endless possibilities in a convenient central Alberta location.