

# \$679,900 - 50 A&b, Owl Canyon Rd, Rural Clearwater County

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MLS® #A2209656

**\$679,900**

6 Bedroom, 3.00 Bathroom, 1,219 sqft  
Residential on 6.70 Acres

Owl Canyon Estates, Rural Clearwater  
County, Alberta

WOW! What an opportunity is found here!!  
This is a multi-residential acreage located just minutes from Rocky. Acreage is zoned CRA. The property features a well built fully developed bungalow with a walk-out basement....3 bedrooms/1 baths on the main floor, one bedroom one bath illegal suite in the basement. The main floor has an hardwood floors, lots of large windows and an updated kitchen. Shared laundry is in the basement. Out side there is a large double attached garage....decks and a well treed and landscaped yard. The second home was built in 2010....two bedrooms/one bath/laundry. Both homes have individual septic tanks. The water well is shared. Parcel size 6.7 acres.....just off pavement....close to golf course .

Built in 1978

## Essential Information

MLS® #	A2209656
Price	\$679,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,219
Acres	6.70



Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	50 A&b, Owl Canyon Rd
Subdivision	Owl Canyon Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry, Master Downstairs, Separate Entrance, Skylight(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Block, Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	115
Zoning	CRA

### **Listing Details**

Listing Office	Century 21 Westcountry Realty Ltd.
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