

# \$339,000 - 65003 Township Road 38-2, Rural Clearwater County

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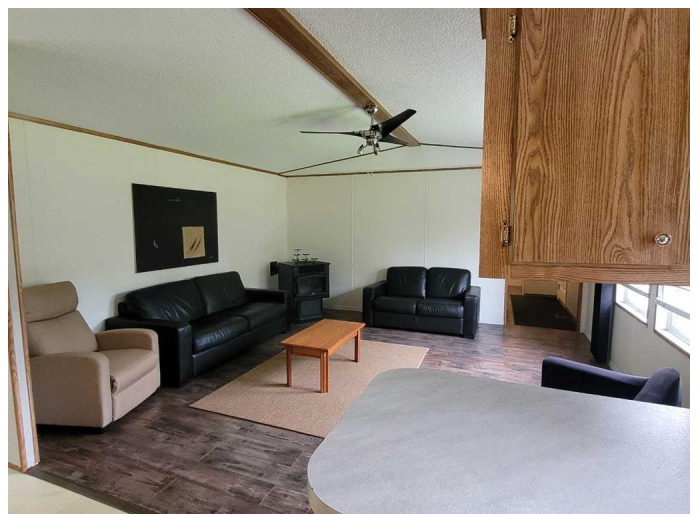
MLS® #A2219371

**\$339,000**

3 Bedroom, 2.00 Bathroom, 1,121 sqft  
Residential on 1.99 Acres

N/A, Rural Clearwater County, Alberta

THIS IS WHAT YOU'VE BEEN WAITING FOR. "A Perfect Place to Unwind." Just a short drive from Rocky Mountain House, you'll discover this remarkable little piece of paradise. Within minutes, you'll find your favorite fishing spot. A quick 30-minute drive to Crimson Lake offers a stunning sandy beach, a playground, volleyball nets, 10 km of trails, fire pits, and picnic shelters with stoves close to the beach for outdoor cooking enthusiasts. Or head to Sylvan Lake, just 35 minutes away. But what you truly enjoy are memorable moments sharing campfire stories around the fire pit, picnicking in the tall grass, family BBQs, horseshoeing, participating in some friendly water fights, or just hanging out. This property has it all: a mix of tall trees, shrubs, open spaces, and a beautifully maintained home that is spotless and lovingly cared for. Please note that ALL FURNITURE IS INCLUDED. The welcoming front entrance leads into the spacious living room with vaulted ceilings, where a pellet stove adds to the room's warmth. A newly installed fan ensures comfort during hot summer days. The kitchen has the features of a well-designed space, including ample counters, cabinets, good-quality appliances, and plenty of room to move about freely. You will appreciate the recently installed reverse osmosis water system. The dining area has a convenient built-in cabinet, ideal for storing all the dishes



needed for family gatherings. The back door off the dining area opens onto the solarium. What an excellent addition this room makes! It offers more living space with screened windows that let the summer breeze flow in during the warmer months. Picture this room filled with plants and lounge chairs where you can savor your morning coffee or enjoy a glass of wine in the evening after partaking in numerous outdoor activities. You can unwind in the comfort of your large primary bedroom, with a walk-in closet and a three-piece ensuite bathroom. Two additional bedrooms are strategically located at the opposite end of the home, along with a four-piece bath. For your convenience, youâ€™ll appreciate the main floor laundry room, complete with a washer and dryer. Recent improvements include new shingles on the house and new skirting added in 2019, a pellet stove installed in 2019, new exterior man-doors and frames installed in 2021, new shingles on the small shed installed in 2024, and the stippled ceiling professionally painted throughout the entire house in 2024. The well has lots of water and was shocked in 2019, and the septic tank was cleaned out at the same time. Donâ€™t let this amazing property slip away!

Built in 1992

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219371    |
| Price          | \$339,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,121       |
| Acres          | 1.99        |
| Year Built     | 1992        |
| Type           | Residential |

|          |                                                 |
|----------|-------------------------------------------------|
| Sub-Type | Detached                                        |
| Style    | Acreage with Residence, Single Wide Mobile Home |
| Status   | Active                                          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 65003 Township Road 38-2 |
| Subdivision | N/A                      |
| City        | Rural Clearwater County  |
| County      | Clearwater County        |
| Province    | Alberta                  |
| Postal Code | T4T 2A3                  |

### Amenities

|                |               |
|----------------|---------------|
| Parking Spaces | 3             |
| Parking        | None, Unpaved |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s), Walk-In Closet(s)                                                                    |
| Appliances        | Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Portable Dishwasher |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Pellet Stove                                                                                             |
| Basement          | None                                                                                                     |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Rain Gutters, Storage |
| Lot Description   | Landscaped, Private             |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Siding                     |
| Foundation        | None                            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 23             |
| Zoning         | CR             |

### Listing Details

Listing Office

Realty 2000 Inc.

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