$878,000 - 54051 Township Road 35-1a, Rural Clearwater County

MLS® #A2232711

$878,000
1 Bedroom, 2.00 Bathroom, 1,701 sqft
Residential on 161.00 Acres

NONE, Rural Clearwater County, Alberta

SURREAL SURROUNDINGS AND NATURE AT ITS FINEST, IN A PRIME LOCATION NEAR JAMES RIVER BRIDGE, OFFERING WILDLIFE AT THE DOORSTEP AND A COZY, UPDATED 4-SEASON COTTAGE OVERLOOKING A PRIVATE LAKE. This is a rare opportunity to acquire a Â¼ shared interest in 161 acres of pristine land, with full access to trails and tranquil surroundings. The exclusive 2.25-acre parcel features a beautifully maintained 1,900 sq ft residence that blends rustic charm with modern and imported finishes.

The home includes a loft-style primary bedroom, sunroom, ceramic tile and imported bamboo flooring, and is protected by a heavy gauge tin roof. Heating is provided by propane and two wood stoves. A second bedroom could be added in the newer west family room addition if desired. A fully enclosed deck offers a comfortable outdoor space throughout the day.

The detached 900 sq ft insulated shop/garage includes a concrete floor and hanging heater, ideal for both parking and workshop use. An attached 500 sq ft cold storage section offers added room for yard equipment or tools.

Upgrades over the past 15 years include:

2010: West family room addition with imported China bamboo flooring

Main bathroom renovation with imported Italian ceramic tile

2010â€“2016: Trail clearing, gravel added to driveway, boat dock installed, regrading and gravel pad for future shop

Heated garage/workshop constructed with concrete floor and heater

2016: Cold storage addition to shop

2017: New heavy gauge tin roof installed on the home

Additional updates: plumbing, insulation, vapour barrier, roof header beam, windows, kitchen taps, plumbing valves, outdoor plugs, and electrical boxes

The entire property is exceptionally maintained and move-in ready.

Built in 1982

Essential Information

MLS® #	A2232711
Price	$878,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,701
Acres	161.00
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence

Status	Active

Community Information

Address	54051 Township Road 35-1a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1C0

Amenities

Parking	RV Access/Parking, Single Garage Detached, Quad or More Detached, RV Garage
# of Garages	12
Is Waterfront	Yes

Interior

Interior Features	Beamed Ceilings, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Skylight(s)
Appliances	Microwave, Refrigerator, Stove(s)
Heating	Propane, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Balcony, Storage
Lot Description	Fruit Trees/Shrub(s), Garden, Irregular Lot, Lake, Native Plants, No Neighbours Behind, Secluded, Treed, Waterfront
Roof	Metal
Construction	Log
Foundation	Piling(s), Pillar/Post/Pier

Additional Information

Date Listed	June 27th, 2025
Days on Market	37
Zoning	AG

Listing Details

Listing Office eXp Realty

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