

# \$999,000 - 51042 Hwy 587, Rural Clearwater County

MLS® #A2213823

**\$999,000**

3 Bedroom, 3.00 Bathroom, 1,713 sqft

Residential on 79.50 Acres

NONE, Rural Clearwater County, Alberta

Truly a rare opportunity to own this 79.5 acre parcel only 15 minutes from town, on pavement, with a custom built home and an oversized double garage. The home is tastefully designed with a formal dining area boasting French doors to the large living room area which is accentuated with an attractive fireplace. The kitchen is bright and spacious with an electric counter top stove and wall oven and has a sliding door entrance onto a recently finished deck. There is a 3 piece bathroom off the main entrance, a 3 piece bathroom on the main floor along with a 4 piece bathroom in the basement which has a jacuzzi tub. The basement is fully finished and with all rooms being very spacious. The yard is nicely fenced with fox fence to keep predators away from buildings and small pets. There are 2 apple trees, flower beds, shrubs and a nice garden plot. The oversized double garage has a concrete floor and a large parking area out front. If the new owner desires the pasture can be rented out. This is a must see if the rural life is what is on your bucket list.

Built in 1987

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2213823  |
| Price     | \$999,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 3                                |
| Square Footage | 1,713                            |
| Acres          | 79.50                            |
| Year Built     | 1987                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 51042 Hwy 587           |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 1X0                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum                                          |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood                             |
| Cooling           | None                                                                    |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 2                                                                       |
| Fireplaces        | Wood Burning                                                            |
| Has Basement      | Yes                                                                     |
| Basement          | Finished, Full                                                          |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Storage                                                     |
| Lot Description   | Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level |
| Roof              | Asphalt Shingle                                             |
| Construction      | Stucco                                                      |
| Foundation        | Poured Concrete                                             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | AG               |

**Listing Details**

|                |                                          |
|----------------|------------------------------------------|
| Listing Office | Royal LePage Wildrose Real Estate-Sundre |
|----------------|------------------------------------------|

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