

\$485,000 - 31015 Twp 832, Rural Clear Hills County

MLS® #A2242153

\$485,000

4 Bedroom, 1.00 Bathroom, 1,380 sqft

Residential on 161.00 Acres

NONE, Rural Clear Hills County, Alberta

161 Acres of Prime Farmland with Wildlife & Farmstead – A Rare Opportunity!

Welcome to a remarkable opportunity to own 161 acres of land that offers the perfect blend of productivity, natural beauty, and rural charm. Located in a serene setting, this property features approximately 80 acres of highly farmable land, ideal for crops or pasture, while the remaining acres encompass a picturesque yard site complete with a ponds and family recreational camping area complete with 30 feet deep dugout and dock.

Property Highlights:

- Total Acreage: 161 acres

- Farmable Land: approximately 80 acres
- fertile and ready for planting

- Yard Site & Natural Features: many out buildings including a heated workshop with carport, a single garage with wood floor with an enclosed lean to, older barn, sheds, cat house, dugouts, trails creating a peaceful and private retreat b

The Homestead:

The property includes a clean 4 bedroom, 1-bathroom farmhouse, offering a cozy and functional living space with bright open kitchen and pantry. While it maintains its rustic charm, it can be renovated to suit your personal style.

Additional buildings and amenities include:



â€¢ a wood floor garage â€” perfect for year-round use
â€¢ Storage sheds
â€¢ Fire pit area to relax and enjoy the tranquil surroundings

The yard site is exceptionally beautiful, with mature trees and sweeping views that create a welcoming and peaceful environment.

Whether youâ€™re looking to expand your farming operation, build your dream country estate, or invest in land with agricultural and recreational value, this property offers endless potential.

Bonus Feature:

Whether youâ€™re a farmer, investor, or nature enthusiast, this unique parcel offers unmatched versatility and value. With abundant wildlife, stunning scenery, and productive land, itâ€™s more than just a propertyâ”’itâ€™s a lifestyle.

Donâ€™t miss out on this rare findâ”’contact us today to schedule a viewing!

Built in 1983

Essential Information

MLS® #	A2242153
Price	\$485,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,380
Acres	161.00
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence

Status Active

Community Information

Address 31015 Twp 832
Subdivision NONE
City Rural Clear Hills County
County Clear Hills County
Province Alberta
Postal Code T0H 1L0

Amenities

Utilities Electricity Connected, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces 20
Parking RV Access/Parking, Single Garage Detached
of Garages 1

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Wood Counters
Appliances Dishwasher, Refrigerator, Washer/Dryer, Stove(s)
Heating Forced Air, Natural Gas, Wood Stove, Wood
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Basement, Wood Burning Stove
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Fire Pit, Garden, Private Yard, Rain Gutters, Storage
Lot Description Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Cleared, Creek/River/Stream/Pond, Farm, Private, Secluded
Roof Asphalt Shingle
Construction Wood Siding
Foundation Wood

Additional Information

Date Listed July 23rd, 2025

Days on Market	11
Zoning	Agricultural District - 1

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.