

# \$325,000 - 132011 834 Twp Road, Rural Clear Hills County

---

MLS® #A2247449

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 10.01 Acres

NONE, Rural Clear Hills County, Alberta

Private Orchard Oasis â€” 10.01 Acres Near  
the Peace River

Peaceful and private country living just minutes from Blackfoot Provincial Park and the Peace River. This 2007 modular bungalow offers 1,520 sq ft with 3 bedrooms and 2 bathrooms, featuring an open-concept layout ideal for family living. The primary bedroom includes a walk-in closet and 4-piece ensuite.

Located on a treed 10.01-acre parcel with a greenhouse, garden, fire pit, a heated 12 x 52 skidded building with power, and older 20.6 x 32 garage. School bus pickup is available at the end of the private driveway, with Clearview and Cleardale schools approximately 25 minutes away. Convenient access to surrounding communities: 40 minutes to Fort St. John, BC; 50 minutes to Dawson Creek, BC; and 1 hour to Hines Creek, AB.

The Bear Canyon area offers an active, welcoming community â€” a wonderful place to raise a family or enjoy a quiet rural lifestyle.

Built in 2007

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2247449  |
| Price  | \$325,000 |



|                |                                                 |
|----------------|-------------------------------------------------|
| Bedrooms       | 3                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 1,520                                           |
| Acres          | 10.01                                           |
| Year Built     | 2007                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 132011 834 Twp Road      |
| Subdivision | NONE                     |
| City        | Rural Clear Hills County |
| County      | Clear Hills County       |
| Province    | Alberta                  |
| Postal Code | T0H0T0                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 20                     |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s), Soaking Tub, Vinyl Windows |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer                               |
| Heating           | Forced Air                                                                                 |
| Cooling           | None                                                                                       |
| Basement          | None                                                                                       |

### **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 |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Vinyl Siding                                                                             |
| Foundation        | Piling(s)                                                                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 87                |
| Zoning         | RN                |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.