

834043 120 Range  
Rural Clear Hills County, Alberta

MLS # A2329318



# \$159,900

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                 |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                       |               |                   |
| <b>Style:</b>    | Acreage with Residence, Modular Home                 |               |                   |
| <b>Size:</b>     | 980 sq.ft.                                           | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 2                                                    | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad                                          |               |                   |
| <b>Lot Size:</b> | 5.02 Acres                                           |               |                   |
| <b>Lot Feat:</b> | Brush, Farm, Garden, Landscaped, Lawn, Native Plants |               |                   |

|                    |                         |                   |                                              |
|--------------------|-------------------------|-------------------|----------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Cistern                                      |
| <b>Floors:</b>     | Laminate, Linoleum      | <b>Sewer:</b>     | Lagoon                                       |
| <b>Roof:</b>       | Metal                   | <b>Condo Fee:</b> | -                                            |
| <b>Basement:</b>   | None                    | <b>LLD:</b>       | 30-83-11-W6                                  |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | AG-1                                         |
| <b>Foundation:</b> | Block, Preserved Wood   | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | See Remarks             |                   |                                              |

**Inclusions:** Shed / Workshop / Calf and horse shelters.

Escape to the peace and privacy of this beautiful 5.02-acre treed property, ideally located just minutes from the Peace River Valley, where endless outdoor recreation and open space await. The fully perimeter fenced acreage features a large dugout and pasture, making it an excellent setup for a few horses or cattle. The meticulously maintained yard is beautifully landscaped with mature trees, shrubs, and gardens, creating a peaceful setting you'll love coming home to. Additional outdoor features include a greenhouse, a large storage shed, and a spacious workshop complete with a wood stove perfect for projects year round. The home has seen numerous updates, including new vinyl siding and windows. Inside, you're welcomed by a spacious entryway that opens into the bright, open concept kitchen, dining, and living area. Fresh paint and updated flooring give the home a modern, move in ready feel. The functional layout includes a generous primary bedroom, a comfortable guest bedroom, and a full bathroom, offering everything you need for country living. The close knit community of Bear Canyon offers a welcoming atmosphere, complete with a community hall and sports facilities. This acreage is conveniently located within 30 minutes of two schools, while the nearby community of Cleardale provides easy access to everyday shopping. If you've been dreaming of an affordable, move in ready acreage with privacy, room for animals, and a beautifully maintained yard, this is the one. Don't miss your opportunity - let's get you moving!