

# \$345,000 - 51020 Twp Road 862.5, Rural Clear Hills County

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MLS® #A2243467

**\$345,000**

3 Bedroom, 3.00 Bathroom, 1,411 sqft  
Residential on 9.83 Acres

NONE, Rural Clear Hills County, Alberta

Charming updated 1984 Bungalow on 9.83  
Treed Acres – Private, Peaceful & Full of  
Potential!

Welcome to your country escape! This 1,411  
sq. ft. bungalow, originally built in 1984, has  
been thoughtfully renovated and sits on a  
serene 9.83-acre property surrounded by  
mature trees—perfect for those seeking  
privacy and space to grow.

Inside, the home features 3 bedrooms, 1 full  
bathroom, and 2 half bathrooms, along with  
main floor laundry and sun-filled south-facing  
windows that create a warm and inviting  
atmosphere. The bright main floor is move-in  
ready, while the large, unfinished basement  
offers a blank slate for your dream  
layout—whether it's a family room, extra  
bedrooms, or a workshop.

Recent Upgrades Include:

- New furnace
- New hot water tank
- 3000-gallon cistern
- New septic pump

Outside, the property offers peace and quiet  
with plenty of open space, trails, and trees. A  
few older outbuildings remain on the land,  
providing potential for storage, animals, or  
future development.



Whether you're looking for a hobby farm, nature retreat, or your own private sanctuary, this acreage offers it all with the big-ticket updates already done! Don't miss out schedule your private viewing today!

Built in 1984

### Essential Information

MLS® #	A2243467
Price	\$345,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,411
Acres	9.83
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	51020 Twp Road 862.5
Subdivision	NONE
City	Rural Clear Hills County
County	Clear Hills County
Province	Alberta
Postal Code	T0H 1K0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available, Water Connected, Sewer Connected
Parking	Parking Pad, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan,
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	Separate Entrance, Vinyl Windows
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Concrete, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	July 28th, 2025
Days on Market	1
Zoning	AG-1

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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