

# \$2,250,000 - 53021a Township Rd 37-2, Rural Clearwater County

MLS® #A2172959

**\$2,250,000**

5 Bedroom, 2.00 Bathroom, 1,645 sqft  
Residential on 30.42 Acres

NONE, Rural Clearwater County, Alberta

Country living, Rivers edge and potential income business. An incredible picturesque landscape is what you will find as you turn into the driveway of this majestic property. Nestled on over 30 acres of pristine natural beauty, this property offers a tranquil escape from the hustle and bustle of everyday life. Boasting stunning views of the picturesque valley, one can immerse themselves in the serenity of their surroundings. Explore the enchanting trails that wonder through the lush trees, providing a perfect opportunity for peaceful walks, wildlife sightings and camping. This property consists of several buildings that include: a private 5 bedroom home, 8 bedroom lodge, loft apartment, Hall/Recreation Centre and 2 large cold storage buildings. The private home's space includes 5 bedrooms, 2 baths, office area, gas fireplace in living room, kitchen with pantry and deck off of the back. Then there is the lodge, this beautiful building offers 8 bedrooms, 7 bathrooms, kitchen, dining and sitting areas that will accommodate several guests. Off of the lodge dining area enjoy a glass of wine on the deck while enjoying the views of the North Raven River or go to patio area and enjoy the stars from the hot tub and patio area. Across the yard is the hall. The hall has over 4000 square feet offering a great venue/retreat space with kitchen facilities and several bathrooms. There is also a workshop space with wet sink and



loft apartment above. The loft apartment has a kitchen, living room, large bathroom, large bedroom and den area. there is also a large deck off of the loft apartment offering a great hangout space with great views. The property features extensive flowers that add bursts of color creating a delightful oasis for nature lovers. For outdoor enthusiasts, fishing in the river on the property offers a relaxing pastime and a chance to connect with the great outdoors. All 3 main buildings have in floor heating, each building having their own boilers. The property has been very well maintained and is move in ready. There are several other outbuildings on the property. There is no basement under the lodge and a crawl space under the home. The property runs on 1 well, 2 septic systems- 1 being for the lodge and home , the other for the hall. Hall had blown in insulation done to R40 in 2011, the lodge roof was insulated and redone in 2015, windows have all been replaced over the last 2 years. Many furnishings will stay with the property offering someone a turnkey operation should they choose to run a business here. GST may be applicable.

Built in 1983

### **Essential Information**

MLS® #	A2172959
Price	\$2,250,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,645
Acres	30.42
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow

Status Active

### Community Information

Address 53021a Township Rd 37-2  
Subdivision NONE  
City Rural Clearwater County  
County Clearwater County  
Province Alberta  
Postal Code T0M 0M0



### Amenities

Parking Additional Parking, Front Drive, Gravel Driveway, Guest, Outside, Parking Lot, Parking Pad, See Remarks, RV Access/Parking  
Is Waterfront Yes  
Waterfront Creek

### Interior

Interior Features Vinyl Windows, Laminate Counters, No Smoking Home, Pantry, See Remarks, Separate Entrance  
Appliances Gas Stove, Microwave, Refrigerator, Range Hood, Stove(s), Washer/Dryer  
Heating In Floor, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Basement None

### Exterior

Exterior Features Other  
Lot Description Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Many Trees, No Neighbours Behind, Pasture, Private, See Remarks, Secluded, Views, Waterfront  
Roof Metal  
Construction Stucco, Wood Frame  
Foundation None, See Remarks

### Additional Information

Date Listed October 15th, 2024  
Days on Market 170

Zoning RF

## **Listing Details**

Listing Office First Choice Realty (Ponoka) Ltd.

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