

# \$679,900 - 50 A&b, Owl Canyon Rd, Rural Clearwater County

MLS® #A2209656

**\$679,900**

6 Bedroom, 3.00 Bathroom, 1,219 sqft  
Residential on 6.70 Acres

Owl Canyon Estates, Rural Clearwater  
County, Alberta

WOW! What an opportunity is found here!!  
This is a multi-residential acreage located just  
minutes from Rocky. Acreage is zoned CRA.  
The property features a well built fully  
developed bungalow with a walk-out  
basement....3 bedrooms/1 baths on the main  
floor, one bedroom one bath illegal suite in the  
basement. The main floor has an hardwood  
floors, lots of large windows and an updated  
kitchen. Shared laundry is in the basement.  
Out side there is a large double attached  
garage....decks and a well treed and  
landscaped yard. The second home was built  
in 2010....two bedrooms/one bath/laundry.  
Both homes have individual septic tanks. The  
water well is shared. Parcel size 6.7  
acres.....just off pavement....close to golf  
course .

Built in 1978

## Essential Information

MLS® #	A2209656
Price	\$679,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,219
Acres	6.70



Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	50 A&b, Owl Canyon Rd
Subdivision	Owl Canyon Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry, Master Downstairs, Separate Entrance, Skylight(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Block, Poured Concrete

### **Additional Information**

Date Listed April 9th, 2025

Days on Market 77

Zoning CRA

### **Listing Details**

Listing Office Century 21 Westcountry Realty Ltd.

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