

\$395,000 - 832059 Range Road 123, Rural Clear Hills County

MLS® #A2226484

\$395,000

3 Bedroom, 1.00 Bathroom, 1,200 sqft
Residential on 149.41 Acres

NONE, Rural Clear Hills County, Alberta

149.41 Acres of Prime Farmland with Creek,
Wildlife & Farmstead – A Rare Opportunity!

Welcome to a remarkable opportunity to own 149.41 acres of land that offers the perfect blend of productivity, natural beauty, and rural charm. Located in a serene setting, this property features 117 acres of highly farmable land, ideal for crops or pasture, while the remaining acres encompass a picturesque yard site complete with a creek and scenic ravine that winds its way toward the majestic Peace River.

Property Highlights:

- Total Acreage: 149.41 acres
- Farmable Land: 117 acres – fertile and ready for planting
- Yard Site & Natural Features: Creek and ravine teeming with wildlife, creating a peaceful and private retreat

The Homestead:

The property includes an older 3-bedroom, 1-bathroom farmhouse, offering a cozy and functional living space. While it maintains its rustic charm, it can be renovated to suit your personal style or serve as a secondary home or rental.

Additional buildings and amenities include:



- â€¢ Heated 20x30 garage â€” perfect for year-round use
- â€¢ Storage shed 10x16
- â€¢ Hot tub â€” relax and enjoy the tranquil surroundings
- â€¢ Five grain bins â€” excellent for on-site storage and farm operations

The yard site is exceptionally beautiful, with mature trees and sweeping views that create a welcoming and peaceful environment.

Whether youâ€™re looking to expand your farming operation, build your dream country estate, or invest in land with agricultural and recreational value, this property offers endless potential.

Whether youâ€™re a farmer, investor, or nature enthusiast, this unique parcel offers unmatched versatility and value. With abundant wildlife, stunning scenery, and productive land, itâ€™s more than just a propertyâ€”itâ€™s a lifestyle.

Donâ€™t miss out on this rare findâ€”contact us today to schedule a viewing!

Built in 1959

Essential Information

MLS® #	A2226484
Price	\$395,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,200
Acres	149.41
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow

Status Active

Community Information

Address 832059 Range Road 123
Subdivision NONE
City Rural Clear Hills County
County Clear Hills County
Province Alberta
Postal Code T0H 0B0

Amenities

Utilities Electricity Connected, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces 30
Parking Gravel Driveway, Heated Garage, Insulated, RV Access/Parking, Driveway, Single Garage Detached
of Garages 1

Interior

Interior Features No Smoking Home, Separate Entrance, Storage, Laminate Counters
Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Treed, Creek/River/Stream/Pond, Farm, Level
Roof Metal
Construction Concrete, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed May 31st, 2025
Days on Market 6
Zoning FH Farm Res

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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