

# \$485,000 - 31015 Twp 832, Rural Clear Hills County

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MLS® #A2242153

**\$485,000**

4 Bedroom, 1.00 Bathroom, 1,380 sqft

Residential on 161.00 Acres

NONE, Rural Clear Hills County, Alberta

161 Acres of Prime Farmland with Wildlife & Farmstead – A Rare Opportunity!

Welcome to a remarkable opportunity to own 161 acres of land that offers the perfect blend of productivity, natural beauty, and rural charm. Located in a serene setting, this property features approximately 80 acres of highly farmable land, ideal for crops or pasture, while the remaining acres encompass a picturesque yard site complete with a ponds and family recreational camping area complete with 30 feet deep dugout and dock.

Property Highlights:

- Total Acreage: 161 acres

- Farmable Land: approximately 80 acres
- fertile and ready for planting

- Yard Site & Natural Features: many out buildings including a heated workshop with carport, a single garage with wood floor with an enclosed lean to, older barn, sheds, cat house, dugouts, trails creating a peaceful and private retreat b

The Homestead:

The property includes a clean 4 bedroom, 1-bathroom farmhouse, offering a cozy and functional living space with bright open kitchen and pantry. While it maintains its rustic charm, it can be renovated to suit your personal style.

Additional buildings and amenities include:



â€¢ a wood floor garage â€” perfect for year-round use  
â€¢ Storage sheds  
â€¢ Fire pit area to relax and enjoy the tranquil surroundings

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.

Bonus Feature:

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 1983

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2242153                         |
| Price          | \$485,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,380                            |
| Acres          | 161.00                           |
| Year Built     | 1983                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |

Status Active

### Community Information

Address 31015 Twp 832  
Subdivision NONE  
City Rural Clear Hills County  
County Clear Hills County  
Province Alberta  
Postal Code T0H 1L0

### Amenities

Utilities Electricity Connected, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected  
Parking Spaces 20  
Parking RV Access/Parking, Single Garage Detached  
# of Garages 1

### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Wood Counters  
Appliances Dishwasher, Refrigerator, Washer/Dryer, Stove(s)  
Heating Forced Air, Natural Gas, Wood Stove, Wood  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Basement, Wood Burning Stove  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Fire Pit, Garden, Private Yard, Rain Gutters, Storage  
Lot Description Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Cleared, Creek/River/Stream/Pond, Farm, Private, Secluded  
Roof Asphalt Shingle  
Construction Wood Siding  
Foundation Wood

### Additional Information

Date Listed July 23rd, 2025

|                |                           |
|----------------|---------------------------|
| Days on Market | 13                        |
| Zoning         | Agricultural District - 1 |

## **Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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