

\$415,000 - Se 21 84 3 W6, Rural Clear Hills County

MLS® #A2222367

\$415,000

1 Bedroom, 1.00 Bathroom, 779 sqft

Residential on 161.00 Acres

NONE, Rural Clear Hills County, Alberta

Rare Opportunity â€“ 161-Acre Private Retreat

Escape the hustle of city life and embrace the ultimate outdoor lifestyle with this incredible 161-acre property, offering unmatched privacy and endless possibilities. Bordered entirely by untouched green space and natural bush, this property is the perfect setting for a hunting lodge, private retreat, or off-grid getaway.

Youâ€™ll find two solidly built cabins powered by solar or propane, plus a cistern system for water. Several outbuildings provide ample storage for gear, tools, or recreational equipment. A creek meanders through the land, adding to the serene and picturesque setting, and a cozy fire pit sets the scene for unforgettable evenings under the stars.

Approximately 70 acres are farmable or usable as pasture, while the remaining land consists of bush, open areas for quadding, and trails for exploring. Abundant wildlife roam the property, offering excellent opportunities for hunting or nature watching.

Fully fenced and extremely private, this rare offering is a true sanctuary for outdoor enthusiasts. Whether youâ€™re looking to live off the grid, create a recreational haven, or simply invest in a beautiful piece of nature, this property has it all.

Donâ€™t miss your chance to own this



one-of-a-kind hideaway!

Built in 2001

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2222367 |
| Price | \$415,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 779 |
| Acres | 161.00 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Recreational |
| Style | Cottage/Cabin |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | Se 21 84 3 W6 |
| Subdivision | NONE |
| City | Rural Clear Hills County |
| County | Clear Hills County |
| Province | Alberta |
| Postal Code | T0H 2A0 |

Amenities

| | |
|----------------|----------------------------|
| Utilities | Water Connected |
| Parking Spaces | 50 |
| Parking | Outside, RV Access/Parking |
| Waterfront | Creek, Pond |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Natural Woodwork |
| Appliances | Stove(s) |
| Heating | Combination, Propane, Wall Furnace, Wood Stove, Wood |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|--------------------|
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, Level, Many Trees, No Neighbours Behind, Pasture, Private, Secluded, Treed, Brush, Creek/River/Stream/Pond, Seasonal Water, Wetlands |
| Roof | Metal |
| Construction | Log |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 31st, 2025 |
| Days on Market | 89 |
| Zoning | F, FH |

Listing Details

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