# \$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.

You'II 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 you'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.

Don't miss your chance to own this







#### 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 Open Floorplan, High Ceilings, No Smoking Home, Natural Woodwork,

Separate Entrance, Vaulted Ceiling(s)

Appliances Stove(s)

Heating Combination, Propane, Wall Furnace, Wood Stove, Wood

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Wood Burning Stove

## **Exterior**

Exterior Features Private Yard, Fire Pit

Lot Description Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond,

Front Yard, Level, Many Trees, No Neighbours Behind, Pasture, Private,

Seasonal Water, Treed, Brush, Cleared, Secluded, Wetlands

Roof Metal

Construction Log

#### **Additional Information**

Date Listed May 31st, 2025

Days on Market 146

Zoning F, FH

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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