

# **\$705,000 - 73062 Township Road 40-5, Rural Clearwater County**

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MLS® #A2237728

**\$705,000**

3 Bedroom, 2.00 Bathroom, 1,252 sqft  
Residential on 10.01 Acres

NONE, Rural Clearwater County, Alberta

Here's a great little set up for horses on 10 acres just minutes north of Rocky Mtn. House! Let's start with the meticulously maintained 2006 home the current owner had custom built and moved onto a full concrete basement. There's 2 bedrooms and 2 bathrooms on the main floor with a bright and central kitchen, dining and living room with vaulted ceilings and a freestanding wood stove, The laundry room is conveniently located just off the boot room. The basement features another bedroom and roughed in bathroom plus a large family room and storage area. There's a front deck and a back patio area to enjoy the outdoors and you'll also find a 24 x 24' detached garage, an older 28 x 35' barn that's in great shape with 5 box stalls, a tie stall, tack room and feed room and hay storage in the loft (there's a square bale elevator up there as well). The older wooden storage building with a metal roof measures 20 x 30' and was the original home on the property. In the back pasture there are two 30 x 60' open faced sheds plus a couple more storage sheds in the yard. Two drilled water wells on the property, one in the well house close to the residence and the other on the east side of the barn. The balance of the land is owned by Alberta Transportation and the large water body to the north of the acreage is from gravel excavation. The North Saskatchewan River is not far to the west and Highway 22 is just a hop skip and a



jump to the east.

Built in 2006

### Essential Information

MLS® #	A2237728
Price	\$705,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,252
Acres	10.01
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	73062 Township Road 40-5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1A5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in
Appliances	Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Living Room, Wood Burning, Free Standing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Lawn, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	3
Zoning	Ag

## Listing Details

Listing Office	RE/MAX real estate central alberta
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