

# \$499,000 - 61049 Township Road 41-0, Rural Clearwater County

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MLS® #A2260843

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,351 sqft  
Residential on 4.97 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your private slice of country life! This 4.97-acre partially fenced property offers peace, privacy, and endless potential. Surrounded by mature trees and with only one neighbor across the road, youâ€™ll enjoy quiet rural living with room to grow. The home features 4 bedrooms, 2 bathrooms, a wood-burning stove in the family room, and a brand-new furnace for reliable comfort year-round. The propane tank servicing the house is included in the sale. The shopâ€™s propane tank is a rental and can be transferred to the new owner.

Outbuildings include:

Two single-car garages â€“ perfect for storage or hobby space

Massive 40' x 60' heated shop with:

10" thick concrete floor, engineered to support heavy-duty gravel trucks

16'6" wall height for oversized equipment and a door up high for future mezzanine plans

Efficient propane radiant heater and R-20 insulation

In-floor heating lines installed (ready for final hookup).

Single-phase to 3-phase VFD setup to run large compressors

Exterior door [placed up on a wall with plans for a mezzanine and outdoor deck.

This property is ideal for those seeking a peaceful retreat, or a functional acreage with room to expand. With solid infrastructure and



flexible space, this is a great acreages that can go in any direction.

Built in 1968

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2260843                         |
| Price          | \$499,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,351                            |
| Acres          | 4.97                             |
| Year Built     | 1968                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 61049 Township Road 41-0 |
| Subdivision | NONE                     |
| City        | Rural Clearwater County  |
| County      | Clearwater County        |
| Province    | Alberta                  |
| Postal Code | T4T2A1                   |

### Amenities

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Parking      | Driveway, Heated Garage, RV Access/Parking, Single Garage Detached, See Remarks |
| # of Garages | 2                                                                               |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Crown Molding, Laminate Counters, Bathroom Rough-in |
| Appliances        | Gas Stove, Microwave, Refrigerator                                                  |
| Heating           | Forced Air, Propane, Wood Stove, Wood                                               |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |

|                 |                                       |
|-----------------|---------------------------------------|
| # of Fireplaces | 1                                     |
| Fireplaces      | Family Room, Tile, Wood Burning Stove |
| Has Basement    | Yes                                   |
| Basement        | Partially Finished, See Remarks       |

## Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                              |
| Lot Description   | Back Yard, Front Yard, Lawn, Many Trees, No Neighbours Behind, Pasture, Treed, Brush, Cleared, Few Trees, Secluded |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Vinyl Siding                                                                                                       |
| Foundation        | Poured Concrete                                                                                                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 7                  |
| Zoning         | CRA                |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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