

# \$460,000 - 842070 Range Road 30, Rural Clear Hills County

MLS® #A2226612

**\$460,000**

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Agri-Business on 123.23 Acres

NONE, Rural Clear Hills County, Alberta

Make Your Move ~ Price Reduced by \$39,000.00. Looking for a Slice of Country Life with room to Roam? This 123.23 acre property offers an Inviting Escape with ample space both inside and out. The 1,152-square-foot Bungalow home offers open concept living /dining and boasts recent updated flooring and fresh paint - creating a clean, comfortable interior perfect for relaxing or entertaining.

The main floor bedrooms are spacious offering privacy and comfort, while there is an additional bedroom in the basement, ensuring there's room for guests or a growing family.

The partly finished basement hosts one bedroom, bathroom, storage and invites your creative vision's recreational space, or a hobby area, the choice is yours..

Step outside to a deck that wraps around two sides of the home, ideal for morning coffee, evening barbecues, or simply soaking up the expansive views. The walk-out basement adds practical access to your outdoor surroundings, which include a smaller dugout for water access, a cozy chicken coop, a pig pen (yes, really's perfect for small-scale farming), and a heated Metal Clad 40 ft. x 64 ft. (dirt floor) workshop for year-round projects additionally there is a Grade 2 gravel pit on the property.



Tucked in a quiet rural setting, this property welcomes nature lovers, hobby farmers, hunting, recreation, and anyone seeking a peaceful environment to call home. Whether you're looking to cultivate a few small crops, raise animals, or simply enjoy the great outdoors, this place delivers room to breathe and endless possibilities.

If you're ready to make a move to the countryside, this could be the peaceful, practical paradise you've been searching for. Bring your ideasâ€”Add your Personal Touch to the Home and Propertyâ€”Book a Viewing with your Favorite Realtor to explore all this property has to offer. (Gravel Pit Equipment and Cabin are not included in the sale of the property).

Built in 1986

### **Essential Information**

MLS® #	A2226612
Price	\$460,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	123.23
Year Built	1986
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### **Community Information**

Address	842070 Range Road 30
Subdivision	NONE
City	Rural Clear Hills County

County	Clear Hills County
Province	Alberta
Postal Code	T0H 2A0

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
Parking	Off Street

### **Interior**

Interior Features	See Remarks, Storage
Appliances	Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Wood
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Up To Grade

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Native Plants, Private, See Remarks, Farm, Meadow, Other, Pasture
Roof	Asphalt
Construction	Mixed
Foundation	Wood

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	60
Zoning	AG

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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