

# **\$878,000 - 54051 Township Road 35-1a, Rural Clearwater County**

---

MLS® #A2232711

**\$878,000**

1 Bedroom, 2.00 Bathroom, 1,701 sqft  
Residential on 161.00 Acres

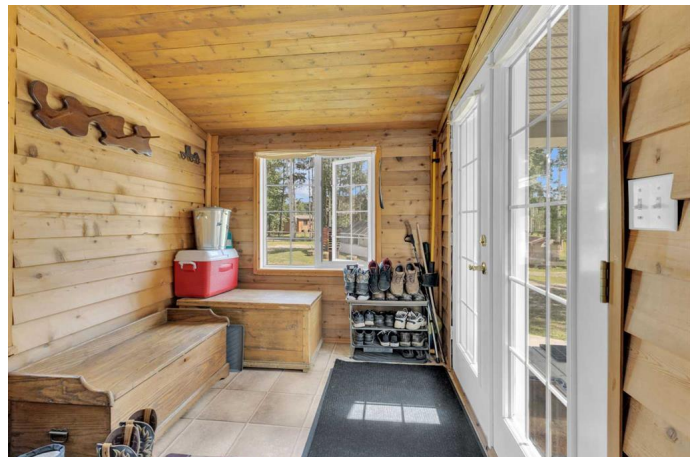
NONE, Rural Clearwater County, Alberta

SURREAL SURROUNDINGS AND NATURE AT ITS FINEST, IN A PRIME LOCATION NEAR JAMES RIVER BRIDGE, OFFERING WILDLIFE AT THE DOORSTEP AND A COZY, UPDATED 4-SEASON COTTAGE OVERLOOKING A PRIVATE LAKE. This is a rare opportunity to acquire a ¼ shared interest in 161 acres of pristine land, with full access to trails and tranquil surroundings. The exclusive 2.25-acre parcel features a beautifully maintained 1,900 sq ft residence that blends rustic charm with modern and imported finishes.

The home includes a loft-style primary bedroom, sunroom, ceramic tile and imported bamboo flooring, and is protected by a heavy gauge tin roof. Heating is provided by propane and two wood stoves. A second bedroom could be added in the newer west family room addition if desired. A fully enclosed deck offers a comfortable outdoor space throughout the day.

The detached 900 sq ft insulated shop/garage includes a concrete floor and hanging heater, ideal for both parking and workshop use. An attached 500 sq ft cold storage section offers added room for yard equipment or tools.

Upgrades over the past 15 years include:



2010: West family room addition with imported China bamboo flooring

Main bathroom renovation with imported Italian ceramic tile

2010-2016: Trail clearing, gravel added to driveway, boat dock installed, regrading and gravel pad for future shop

Heated garage/workshop constructed with concrete floor and heater

2016: Cold storage addition to shop

2017: New heavy gauge tin roof installed on the home

Additional updates: plumbing, insulation, vapour barrier, roof header beam, windows, kitchen taps, plumbing valves, outdoor plugs, and electrical boxes

The entire property is exceptionally maintained and move-in ready.

Built in 1982

### **Essential Information**

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2232711                                  |
| Price          | \$878,000                                 |
| Bedrooms       | 1                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 1                                         |
| Half Baths     | 1                                         |
| Square Footage | 1,701                                     |
| Acres          | 161.00                                    |
| Year Built     | 1982                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |

Status Active

### Community Information

Address 54051 Township Road 35-1a  
Subdivision NONE  
City Rural Clearwater County  
County Clearwater County  
Province Alberta  
Postal Code T0M 1C0

### Amenities

Parking RV Access/Parking, Single Garage Detached, Quad or More Detached, RV Garage  
# of Garages 12  
Is Waterfront Yes

### Interior

Interior Features Beamed Ceilings, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Skylight(s)  
Appliances Microwave, Refrigerator, Stove(s)  
Heating Propane, Floor Furnace  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Basement None

### Exterior

Exterior Features Balcony, Storage  
Lot Description Fruit Trees/Shrub(s), Garden, Irregular Lot, Lake, Native Plants, No Neighbours Behind, Secluded, Treed, Waterfront  
Roof Metal  
Construction Log  
Foundation Piling(s), Pillar/Post/Pier

### Additional Information

Date Listed June 27th, 2025  
Days on Market 1  
Zoning AG

# Listing Details

Listing Office                      eXp Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.