

# \$549,900 - 60049 Township Road 36-2, Rural Clearwater County

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MLS® #A2160654

**\$549,900**

2 Bedroom, 1.00 Bathroom, 1,536 sqft  
Residential on 3.09 Acres

NONE, Rural Clearwater County, Alberta

If you have been dreaming about a quaint, cute home on an acreage that is private yet close to a small town, then you may have found your spot. Located just south of Caroline, this 2 storey home is as close to maintenance free as you can get with metal siding and metal roofing. A large covered porch welcomes you to this home and well as offers you the enjoyment of watching the local wildlife by the pond that is just south of the home. Once you enter, you are greeted with the country style kitchen with glass tiled backsplash, granite countertops, engineered wood flooring and stainless appliances. The living room is only steps away that can also double as a dinette and has the ambience of a soap stone woodstove. You'll find a sliding door that offers you a good sized laundry room and your utility room. The upper level houses a loft that would be the perfect spot for a small office or sitting area. There is also a bedroom, 3 piece bath with shower and a large primary bedroom. Outside you will discover a fenced garden plot, a greenhouse, storage shed and an 33'7 x 25'9 arch rib shop with concrete floors and a 14' door. Private yet close to town amenities.

Built in 2011

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2160654                         |
| Price          | \$549,900                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,536                            |
| Acres          | 3.09                             |
| Year Built     | 2011                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 60049 Township Road 36-2 |
| Subdivision | NONE                     |
| City        | Rural Clearwater County  |
| County      | Clearwater County        |
| Province    | Alberta                  |
| Postal Code | T0M 0M0                  |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Gravel Driveway, Parking Pad, Quad or More Detached, RV Access/Parking |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island   |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, See Remarks, Wood Burning Stove   |
| Basement          | None   |

### Exterior

|                   |        |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Garden, Private, See Remarks |
| Roof            | Metal                        |
| Construction    | Metal Siding                 |
| Foundation      | Slab                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2024 |
| Days on Market | 281               |
| Zoning         | CR                |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail Realty |
|----------------|------------------------------------|

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