

# \$759,900 - 83 Northland Drive, Rural Clearwater County

MLS® #A2204690

**\$759,900**

5 Bedroom, 3.00 Bathroom, 1,331 sqft  
Residential on 64.47 Acres

NONE, Rural Clearwater County, Alberta

Charming Acreage East of Rocky Mountain House  
House – 64.47 Acres of Rural Serenity

Nestled on a quiet and private road just a short 10-minute drive from Rocky Mountain House, this stunning acreage offers the perfect blend of modern comfort and rural charm. Built in 1996 and tastefully updated throughout, this 5-bedroom, 3-bathroom home boasts an open-concept living and kitchen area, complete with a beautiful butcher block island – ideal for family gatherings and entertaining.

The fully finished basement and attached garage feature in-floor heating, ensuring warmth and comfort year-round. Step outside to enjoy the expansive yard space, perfect for kids to play, or gather around the firepit off the deck to take in the magical summer evenings, complete with glowing fireflies.

For those who love the outdoors, this property is a dream! The land is predominantly treed with miles of trails, making it ideal for quadding, snowmobiling, hiking, and cross-country skiing. A large pond offers a serene escape, with space for a future cabin or a bonfire area to enjoy as-is. Past owners have even floated on the pond during the warm summer months.

Perfectly set up for hobby farming, the acreage is currently used for chickens, sheep,



and pigs. There is a massive, well-established garden featuring both above-ground garden boxes and in-ground beds, providing an excellent opportunity for sustainable living. Additional storage and workspace are found in the 30' x 40' metal-sheeted Quonset, offering plenty of room for equipment or projects.

Whether you're looking for a family home, hobby farm, or recreational paradise, this property truly has it all. Experience the peace and beauty of Alberta's countryside while still being conveniently close to town!

This is the ultimate rural retreatâ€”donâ€™t miss your chance to own this incredible property!

Built in 1996

### **Essential Information**

MLS® #	A2204690
Price	\$759,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,331
Acres	64.47
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	83 Northland Drive
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County

Province Alberta  
Postal Code T4T2A1

### Amenities

Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home  
Appliances Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer  
Heating In Floor, Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Fire Pit, Garden, Private Entrance, Private Yard  
Lot Description Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Private  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 22nd, 2025  
Days on Market 32  
Zoning AG

### Listing Details

Listing Office CIR 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.