

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

---

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 | 8                  |
| Zoning         | CRA                |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.