

\$665,000 - 50 A&b, Owl Canyon Road, Rural Clearwater County

MLS® #A2209656

\$665,000

4 Bedroom, 2.00 Bathroom, 1,219 sqft
Residential on 6.70 Acres

Owl Canyon Estates, Rural Clearwater
County, Alberta

WOW! What an opportunity is found here!!
This acreage is located just minutes from
Rocky. Acreage is zoned CRA. The property
features a well built fully developed bungalow
with a walk-out basement....3 bedrooms/1
baths on the main floor, one bedroom one
bath in the basement. The basement also
features a kitchenette, The main floor has
hardwood floors, lots of large windows and a
completely updated kitchen. Laundry is in
the basement. Out side there is a large
double attached garage....decks and a well
treed and landscaped yard. The second home
was built in 2010....two bedrooms/one
bath/laundry. Both homes have individual
septic tanks. The water well is shared. Parcel
size 6.7 acres.....just off pavement....close to
golf course .

Built in 1978

Essential Information

MLS® #	A2209656
Price	\$665,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,219
Acres	6.70



Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	50 A&b, Owl Canyon Road
Subdivision	Owl Canyon Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Master Downstairs, Open Floorplan, Pantry, Skylight(s), Separate Entrance
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Free Standing
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete, Block

Additional Information

Date Listed	April 9th, 2025
Days on Market	220
Zoning	CRA

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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