

# \$559,000 - 60049 Township Road 36-2, Rural Clearwater County

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MLS® #A2238409

**\$559,000**

2 Bedroom, 1.00 Bathroom, 1,461 sqft  
Residential on 3.09 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your own slice of paradise – a peaceful, private acreage offering the perfect blend of serenity and outdoor living. Nestled just steps from the West Country, this property is a true haven for those who crave space, nature, and connection to the land. Watch the deer wander through at sunrise, listen to the birdsong over your morning coffee, and enjoy the simple beauty of your very own pond – it's the kind of setting that invites you to slow down and breathe a little deeper.

The striking red 2-bedroom, 1-bathroom home stands out in the most beautiful way against the backdrop of nature – full of warmth, charm, and character. Inside, a crackling wood fire in the Hearthstone wood stove brings comfort and ambiance through fall and winter, while the slab-on-grade construction helps keep the home naturally cool on even the hottest summer days. Whether it's your full-time residence or the ultimate weekend escape, this is a space that instantly feels like home.

Built with ease and enjoyment in mind, the property offers a spacious shop for all your projects and storage, a thriving garden, and established fruit bushes for seasonal harvests. Durable, low-maintenance materials mean more time enjoying and less time upkeeping.



Set on the doorstep of endless crown land, lakes, and rivers, this location is a dream for fishing, hunting, and exploring the best of Alberta's backcountry. Peace, privacy, and a lifestyle that feels miles away yet close to everything you need. It's all waiting for you here.

Built in 2011

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2238409                         |
| Price          | \$559,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,461                            |
| 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      | Triple Garage Detached |
| # of Garages | 3                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Kitchen Island                                          |
| Appliances        | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Wood Burning Stove      |
| Basement        | None                    |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Garden, Private Yard                          |
| Lot Description   | Fruit Trees/Shrub(s), Creek/River/Stream/Pond |
| Roof              | Metal                                         |
| Construction      | Metal Siding                                  |
| Foundation        | Slab                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 40              |
| Zoning         | CR              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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