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

MLS® #A2209656

#### \$665,000

6 Bedroom, 3.00 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 an hardwood floors, lots of large windows and an 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 6

Bathrooms 3.00

Full Baths 3

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 Rd

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, Open Floorplan, Double Vanity, Granite Counters,

Master Downstairs, Pantry, Skylight(s), Separate Entrance

Appliances Dishwasher, Refrigerator, Gas Stove, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Free Standing, Gas, Living Room

Has Basement Yes

Basement Crawl Space, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Creek/River/Stream/Pond

Roof Asphalt Shingle

Construction Mixed

Foundation Block, Poured Concrete

#### **Additional Information**

Date Listed April 9th, 2025

Days on Market 207 Zoning CRA

## **Listing Details**

Listing Office Century 21 Westcountry Realty Ltd.

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