\$799,900 - 51040 Twp Road 864, Rural Clear Hills County

MLS® #A2234037

\$799,900

6 Bedroom, 3.00 Bathroom, 2,946 sqft Residential on 160.00 Acres

NONE, Rural Clear Hills County, Alberta

Rare Opportunity – 160 Acre Turnkey Farm Property with Home, Hay, Tree Nursery & More!

Welcome to this exceptional 160-acre farm, perfectly set up for a thriving agricultural or ranching operation with all the comforts of country living. This well-rounded property features 120 acres of productive hay land and an additional 25 acres home to a lucrative tree nursery, boasting over 2,000 mature blue spruce trees (4–8 feet tall) planted in 2012—ready for harvest and profit.

Fully fenced and cross-fenced, the land is ideal for horses or cattle and includes six dugouts to ensure ample water supply year-round. The 24x48 barn is ready for livestock with seven stalls, a heated tack room, calving room, and a rolling mill to process your own feed. Three additional horse shelters complete the setup.

At the heart of the property sits a stunning 2,946 sq ft home built in 2018. This spacious residence offers 6 bedrooms, 3 bathrooms, 2 inviting living rooms, and a custom kitchen with a massive island, perfect for hosting and everyday living. The home features 10' ceilings on the main floor, a heated attached garage, laundry on both levels, a wet bar, and a luxurious master ensuite with a jetted tub.







Outside, you'II find a collection of useful outbuildings including multiple sheds, an older garage, a chicken coop, and a greenhouse. A beautifully treed area with mature spruce includes scenic trails and a private campgroundâ€"perfect for peaceful getaways or guest enjoyment.

Whether you're expanding your farming operation or looking for a self-sustaining lifestyle in a serene setting, this property offers incredible value and versatility. Don't miss your chance to own this private, income-producing oasis!

Built in 2018

Essential Information

MLS® # A2234037 Price \$799,900

Bedrooms 6

Bathrooms 3.00

Full Baths 3

Square Footage 2,946 Acres 160.00

Year Built 2018

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 51040 Twp Road 864

Subdivision NONE

City Rural Clear Hills County

County Clear Hills County

Province Alberta
Postal Code T0H 1K0

Amenities

Utilities Electricity Connected, Natural Gas Connected, Satellite Internet

Available, Sewer Connected, Water Connected

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Bathroom Rough-in, Built-in Features, Central Vacuum, High Ceilings,

Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Natural Woodwork

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave,

Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer,

Window Coverings

Heating In Floor
Cooling None
Basement None

Exterior

Exterior Features Fire Pit, Garden, Private Yard, Storage

Lot Description Back Yard, Farm, Front Yard, Garden, Landscaped, Lawn, Level, No.

Neighbours Behind, Pasture, Private, Treed

Roof Metal

Construction Concrete, Vinyl Siding

Foundation Slab

Additional Information

Date Listed June 28th, 2025

Days on Market 120

Zoning Farmland Residential, Rap

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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