

\$679,900 - 50 A&b, Owl Canyon Rd, Rural Clearwater County

MLS® #A2209656

\$679,900

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 is a multi-residential acreage 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 illegal suite in the basement. The main floor has an hardwood floors, lots of large windows and an updated kitchen. Shared 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	\$679,900
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, Double Vanity, Granite Counters, Open Floorplan, Pantry, Master Downstairs, Separate Entrance, Skylight(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, 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, Suite, 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	117
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.