

# \$1,290,000 - 51026 Highway 587, Rural Clearwater County

---

MLS® #A2219361

**\$1,290,000**

4 Bedroom, 3.00 Bathroom, 1,611 sqft  
Agri-Business on 151.06 Acres

NONE, Rural Clearwater County, Alberta

Prime Acreage in James River â€” 151 Acres with Two Homes & Extensive Upgrades! This exceptional quarter section (151.056 acres) in the thriving rural community of James River, just 10 minutes from Sundre, offers rolling landscapes, pasture, trees, and approximately 20 acres of cultivated landâ€”perfect for farming, ranching, or investment.

Main Home â€” Spacious, Solid & Recently Upgraded

The primary residence is a well-built, Four -bedroom, 2.5-bathroom home with numerous recent upgrades, including:

- â€¢ New siding, new hot water tank, and new furnace for improved efficiency.

- â€¢ New windows on the north side to enhance natural light and insulation.

- â€¢ New back door and deck, perfect for enjoying the peaceful surroundings.

- â€¢ Attached heated workshop/garage for convenience.

- â€¢ Large windows throughout, creating bright, open spaces.

- â€¢ Expansive living areas, including a formal dining room and a living room with a wood-burning fireplace.

- â€¢ Finished basement featuring a large family room with another wood fireplace, a fourth bedroom.

- â€¢ Added bathroom with tub and sink in basement, increasing functionality.



• Mature landscaping, including a shelterbelt, tall trees, and a fenced/gated yard.

#### Second Home • Rental Income Potential

The second home, an older mobile home on its own services could provide a supplementary rental income that can help offset costs or contribute to your farming operation.

#### Outbuildings & Infrastructure • Extensive Upgrades

This property is well-equipped for agricultural use, featuring:

• Newly constructed heated shop for year-round work and ½ calving barn (36x80) to support livestock operations.

• Pole barn (open-faced, 36x74) for additional storage and shelter.

• Detached oversized double garage.

• 40x80 Quonset.

• Newly fenced and cross-fenced areas with great fencing.

• 2 x Stock waterer for livestock.

#### A Thriving Rural Community

Set in James River, this property offers peaceful country living with easy access to Sundre and a strong local community.

Whether you're looking for a farm, investment property, or multi-generational living, this versatile acreage is a fantastic opportunity.

GST applies. Contact us today for more details!

Built in 1985

#### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2219361    |
| Price      | \$1,290,000 |
| Bedrooms   | 4           |
| Bathrooms  | 3.00        |
| Full Baths | 2           |
| Half Baths | 1           |

|                |               |
|----------------|---------------|
| Square Footage | 1,611         |
| Acres          | 151.06        |
| Year Built     | 1985          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | Bungalow      |
| Status         | Active        |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 51026 Highway 587       |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M1C0                  |

### **Amenities**

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Parking      | Parking Pad, RV Access/Parking, Single Garage Attached, Double Garage Detached |
| # of Garages | 10                                                                             |

### **Interior**

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating      | Forced Air, Natural Gas                                             |
| Cooling      | None                                                                |
| Has Basement | Yes                                                                 |
| Basement     | Finished, Full                                                      |

### **Exterior**

|                 |               |
|-----------------|---------------|
| Lot Description | Farm, Pasture |
| Roof            | Metal         |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 89            |
| Zoning         | A             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.