

# \$415,000 - 10 South 40, Rural Clearwater County

MLS® #A2249485

**\$415,000**

2 Bedroom, 1.00 Bathroom, 967 sqft

Residential on 3.61 Acres

NONE, Rural Clearwater County, Alberta

If you've been dreaming about slowing things down and enjoying some real country living, this place is worth a look. Sitting on 3.61 acres in Clearwater County, this cozy 2-bedroom, 1-bath bungalow has been nicely updated and sits on a quiet no-exit road between Spruce View and Caroline. It's private, peaceful, and still close enough to town for the things you need. (Just over 1/2 hour to Innisfail and under an hour to Red Deer)

The house has had a lot of love poured into it—newer shingles, eaves, extra insulation in the attic and durable Hardie board siding. Inside, you'll find a welcoming living room with a big picture window and a brand-new wood stove that's perfect for chilly evenings. There's also a handy mudroom and laundry space that keeps everything tidy. Outside is where this property really shines. A newer 600 sq.ft. deck is waiting for you—perfect for morning coffee, evening barbecues, and stargazing under Alberta's big skies. Fresh gravel makes parking a breeze, whether it's for your everyday vehicles, an RV, or even a trailer. For those with horses, there's a new 30 x 24 barn and fencing already in place.

The yard has loads of room for gardens, play space, or just enjoying the seasonal creek that meanders through. Plus, the well is strong—11 gallons per minute—so you'll never have to worry about water. And if you like to wander, you've got your own little



patch of woodland on the west side to explore. Whether you're hoping to start a hobby farm, keep a few animals, or simply enjoy the peace and quiet, this acreage is set up and ready for you to make it your own. Give your favourite REALTOR a call and set up a time to see this little beauty.

Built in 1973

### Essential Information

MLS® #	A2249485
Price	\$415,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	967
Acres	3.61
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bur
Status	Active

### Community Information

Address	10 South 40
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4G 1T6

### Amenities

Parking	Off Street
---------	------------

### Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Hot Water, Wood Stove



Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Many Trees, No Neighbours Behind, Private, Views, Creek/River/Stream/Pond, Wooded
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Piling(s)

### **Additional Information**

Date Listed	August 18th, 2025
Days on Market	15
Zoning	Country Residential

### **Listing Details**

Listing Office	LPT Realty
----------------	------------

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.