

\$495,000 - 72 Northlands Drive, Rural Clearwater County

MLS® #A2225877

\$495,000

3 Bedroom, 2.00 Bathroom, 1,152 sqft
Residential on 4.97 Acres

Northland Place, Rural Clearwater County,
Alberta

This picturesque acreage located just off the Taimi Road northeast of Rocky has been lovingly maintained by the current owners since they developed it in 1997. The absolutely immaculate three bedroom, two bathroom mobile has seen numerous improvements in recent years including new vinyl plank flooring (2021), kitchen cupboards and countertops (2005), natural gas hot water tank (2024) and the shingles are approximately 10 years old. The park like setting has loads of beautiful features including a man made rock waterfall and small pond (with fish!), a raised garden box and several focal points with trees and perennials. You can sit back and enjoy it all from the private back deck and covered patio, perfect from barbequing. The 28 x 30' detached garage was built in 2006 and is finished and heated with one 9' and one 7' door. Several storage sheds and the well house are also included. Note most of the land to the east of the yard site is treed. This acreage shows a 10 outa 10 and is simply a pleasure to view!

Built in 1993

Essential Information

| | |
|--------|-----------|
| MLS® # | A2225877 |
| Price | \$495,000 |



| | |
|----------------|--------------------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,152 |
| Acres | 4.97 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Modular Home |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 72 Northlands Drive |
| Subdivision | Northland Place |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T 1A4 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dishwasher, Freezer, Garage Control(s), Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Stove(s) |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Fire Pit |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Block, Piling(s) |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 60 |
| Zoning | CRA |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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