

# \$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 â€” 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 (4â€”8 feet tall) planted in 2012â€”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 10â€”™ 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, youâ€™ll 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 youâ€™re expanding your farming operation or looking for a self-sustaining lifestyle in a serene setting, this property offers incredible value and versatility. Donâ€™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	60
Zoning	Farmland Residential, Rap

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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