

# \$400,000 - 52008 Township Road 41-4, Rural Clearwater County

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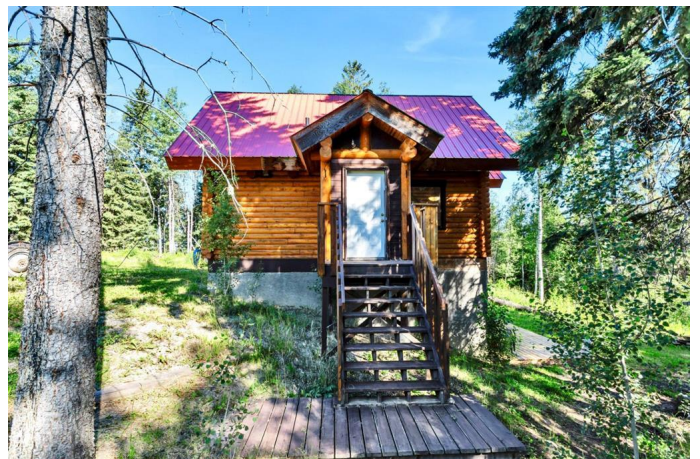
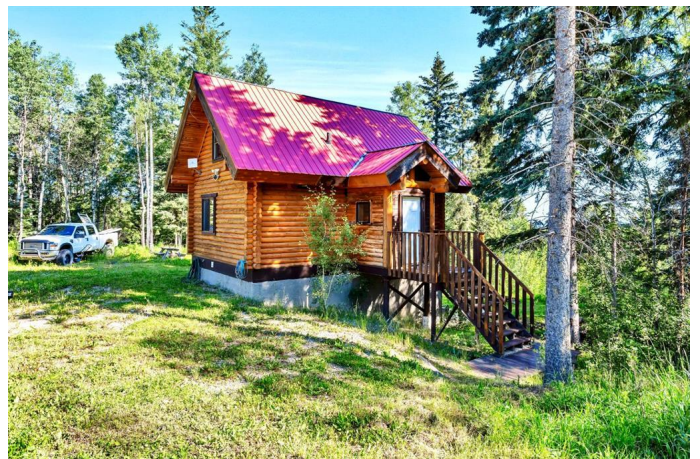
MLS® #A2236844

**\$400,000**

3 Bedroom, 2.00 Bathroom, 640 sqft  
Residential on 6.18 Acres

NONE, Rural Clearwater County, Alberta

Escape to your own private retreat with this charming log cabin nestled on a beautifully treed acreage with valley views. Set well back from the road and surrounded by nature, this cozy and well-crafted home offers peace, privacy, and year-round comfort in a picturesque setting. Inside, the main floor features an open-concept kitchen and dining area, complete with granite countertops, stainless steel appliances, and Brazilian cherry hardwood flooring. Large windows flood the space with natural light and frame the stunning views, while patio doors open to a side deck. A comfortable main floor bedroom (no closet) and a full 4-piece bathroom offer convenience and functionality. Upstairs, the open loft is overlooking the main living area is ideal as a bedroom, home office, or cozy TV lounge. The fully developed walkout basement offers in-floor heating and includes a second bedroom or flexible living space with access to a ground-level patio, a 2-piece bathroom combined with laundry, a dedicated storage room, and the mechanical room. Enjoy all-season recreation with crown land nearby and Open Creek Dam Provincial Campground just 15 minutes away is ideal for hiking, fishing, hunting and more. Whether you're looking for a full-time residence or a weekend getaway, this unique property offers the perfect blend of rustic charm, modern finishes, and natural beauty. Please note, steep



roadway into the property.

Built in 2008

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2236844                                  |
| Price          | \$400,000                                 |
| Bedrooms       | 3                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 1                                         |
| Half Baths     | 1                                         |
| Square Footage | 640                                       |
| Acres          | 6.18                                      |
| Year Built     | 2008                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 52008 Township Road 41-4 |
| Subdivision | NONE                     |
| City        | Rural Clearwater County  |
| County      | Clearwater County        |
| Province    | Alberta                  |
| Postal Code | T0M 1H0                  |

### Amenities

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air, Natural Gas, In Floor                        |
| Cooling           | None                                                     |
| Has Basement      | Yes                                                      |
| Basement          | Finished, Full, Walk-Out                                 |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Private, Treed, Views, Many Trees |
| Roof              | Metal                             |
| Construction      | Log                               |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 15              |
| Zoning         | CRA             |

### **Listing Details**

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

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