

# \$559,000 - 60049 Township Road 39-2, Rural Clearwater County

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MLS® #A2238409

**\$559,000**

2 Bedroom, 1.00 Bathroom, 1,461 sqft  
Residential on 3.09 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your own slice of paradise â€” a peaceful, private acreage offering the perfect blend of serenity and outdoor living. Nestled just steps from the West Country, this property is a true haven for those who crave space, nature, and connection to the land. Watch the deer wander through at sunrise, listen to the birdsong over your morning coffee, and enjoy the simple beauty of your very own pond â€” it's the kind of setting that invites you to slow down and breathe a little deeper.

The striking red 2-bedroom, 1-bathroom home stands out in the most beautiful way against the backdrop of nature â€” full of warmth, charm, and character. Inside, a crackling wood fire in the Hearthstone wood stove brings comfort and ambiance through fall and winter, while the slab-on-grade construction helps keep the home naturally cool on even the hottest summer days. Whether itâ€™s your full-time residence or the ultimate weekend escape, this is a space that instantly feels like home.

Built with ease and enjoyment in mind, the property offers a spacious shop for all your projects and storage, a thriving garden, and established fruit bushes for seasonal harvests. Durable, low-maintenance materials mean more time enjoying and less time upkeeping.



Set on the doorstep of endless crown land, lakes, and rivers, this location is a dream for fishing, hunting, and exploring the best of Alberta's backcountry. Peace, privacy, and a lifestyle that feels miles away " yet close to everything you need. It's all waiting for you here.

Built in 2011

### Essential Information

MLS® #	A2238409
Price	\$559,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,461
Acres	3.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	60049 Township Road 39-2
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### Amenities

Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Gas Range

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Fruit Trees/Shrub(s), Creek/River/Stream/Pond
Roof	Metal
Construction	Metal Siding
Foundation	Slab

## Additional Information

Date Listed	July 16th, 2025
Days on Market	1
Zoning	CR

## Listing Details

Listing Office	CIR Realty
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