

# \$325,000 - 132011 834 Twp Road, Rural Clear Hills County

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MLS® #A2247449

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 10.01 Acres

NONE, Rural Clear Hills County, Alberta

Private Orchard Oasis â€” 10.01 Acres Near  
the Peace River

Peaceful and private country living just minutes from Blackfoot Provincial Park and the Peace River. This 2007 modular bungalow offers 1,520 sq ft with 3 bedrooms and 2 bathrooms, featuring an open-concept layout ideal for family living. The primary bedroom includes a walk-in closet and 4-piece ensuite.

Located on a treed 10.01-acre parcel with a greenhouse, garden, fire pit, a heated 12 x 52 skidded building with power, and older 20.6 x 32 garage. School bus pickup is available at the end of the private driveway, with Clearview and Cleardale schools approximately 25 minutes away. Convenient access to surrounding communities: 40 minutes to Fort St. John, BC; 50 minutes to Dawson Creek, BC; and 1 hour to Hines Creek, AB.

The Bear Canyon area offers an active, welcoming community â€” a wonderful place to raise a family or enjoy a quiet rural lifestyle.

Built in 2007

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2247449  |
| Price  | \$325,000 |



|                |                                                 |
|----------------|-------------------------------------------------|
| Bedrooms       | 3                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 1,520                                           |
| Acres          | 10.01                                           |
| Year Built     | 2007                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 132011 834 Twp Road      |
| Subdivision | NONE                     |
| City        | Rural Clear Hills County |
| County      | Clear Hills County       |
| Province    | Alberta                  |
| Postal Code | T0H0T0                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 20                     |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s), Soaking Tub, Vinyl Windows |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer                               |
| Heating           | Forced Air                                                                                 |
| Cooling           | None                                                                                       |
| Basement          | None                                                                                       |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Rain Gutters, Storage                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Garden |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Vinyl Siding                                                                             |
| Foundation        | Piling(s)                                                                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 30                |
| Zoning         | RN                |

**Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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