

# \$665,000 - 50 A&b, Owl Canyon Rd, Rural Clearwater County

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MLS® #A2209656

**\$665,000**

6 Bedroom, 3.00 Bathroom, 1,219 sqft  
Residential on 6.70 Acres

Owl Canyon Estates, Rural Clearwater  
County, Alberta

WOW! What an opportunity is found here!!  
This acreage is located just minutes from  
Rocky. Acreage is zoned CRA. The property  
features a well built fully developed bungalow  
with a walk-out basement....3 bedrooms/1  
baths on the main floor, one bedroom one  
bath in the basement. The basement also  
features a kitchenette, The main floor has an  
hardwood floors, lots of large windows and an  
updated kitchen. Laundry is in the basement.  
Out side there is a large double attached  
garage....decks and a well treed and  
landscaped yard. The second home was built  
in 2010....two bedrooms/one bath/laundry.  
Both homes have individual septic tanks. The  
water well is shared. Parcel size 6.7  
acres.....just off pavement....close to golf  
course .

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209656  |
| Price          | \$665,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,219     |
| Acres          | 6.70      |



|            |                                  |
|------------|----------------------------------|
| Year Built | 1978                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 50 A&b, Owl Canyon Rd   |
| Subdivision | Owl Canyon Estates      |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T 2A1                 |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Connected  |
| Parking Spaces | 2                                                              |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                              |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Double Vanity, Granite Counters, Master Downstairs, Pantry, Skylight(s), Separate Entrance |
| Appliances        | Dishwasher, Refrigerator, Gas Stove, Washer/Dryer, Window Coverings                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Free Standing, Gas, Living Room                                                                                               |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Crawl Space, Finished, Full, Walk-Out                                                                                         |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Private Yard            |
| Lot Description   | Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle         |
| Construction      | Mixed                   |
| Foundation        | Block, Poured Concrete  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 197             |
| Zoning         | CRA             |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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