

# \$415,000 - Se 21 84 3 W6, Rural Clear Hills County

MLS® #A2222367

**\$415,000**

1 Bedroom, 1.00 Bathroom, 779 sqft

Residential on 161.00 Acres

NONE, Rural Clear Hills County, Alberta

Rare Opportunity â€“ 161-Acre Private Retreat

Escape the hustle of city life and embrace the ultimate outdoor lifestyle with this incredible 161-acre property, offering unmatched privacy and endless possibilities. Bordered entirely by untouched green space and natural bush, this property is the perfect setting for a hunting lodge, private retreat, or off-grid getaway.

Youâ€™ll find two solidly built cabins powered by solar or propane, plus a cistern system for water. Several outbuildings provide ample storage for gear, tools, or recreational equipment. A creek meanders through the land, adding to the serene and picturesque setting, and a cozy fire pit sets the scene for unforgettable evenings under the stars.

Approximately 70 acres are farmable or usable as pasture, while the remaining land consists of bush, open areas for quadding, and trails for exploring. Abundant wildlife roam the property, offering excellent opportunities for hunting or nature watching.

Fully fenced and extremely private, this rare offering is a true sanctuary for outdoor enthusiasts. Whether youâ€™re looking to live off the grid, create a recreational haven, or simply invest in a beautiful piece of nature, this property has it all.

Donâ€™t miss your chance to own this



one-of-a-kind hideaway!

Built in 2001

### **Essential Information**

MLS® #	A2222367
Price	\$415,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	779
Acres	161.00
Year Built	2001
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	Se 21 84 3 W6
Subdivision	NONE
City	Rural Clear Hills County
County	Clear Hills County
Province	Alberta
Postal Code	T0H 2A0

### **Amenities**

Utilities	Water Connected
Parking Spaces	50
Parking	RV Access/Parking, Outside
Waterfront	Creek, Pond

### **Interior**

Interior Features	High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)
Appliances	Stove(s)
Heating	Combination, Propane, Wall Furnace, Wood Stove, Wood
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning Stove

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pond, Front Yard, Level, Many Trees, No Neighbours Behind, Private, Seasonal Water, Secluded, Treed, Brush, Pasture, Wetlands
Roof	Metal
Construction	Log

## Additional Information

Date Listed	May 31st, 2025
Days on Market	15
Zoning	F, FH

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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