

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

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MLS® #A2209656

**\$665,000**

4 Bedroom, 2.00 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  
hardwood floors, lots of large windows and a  
completely 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       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| 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 Road |
| 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, Double Vanity, Granite Counters, Master Downstairs, Open Floorplan, Pantry, Skylight(s), Separate Entrance |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Gas, Living Room, Free Standing                                                                                               |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full                                                                                                                          |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 215             |
| Zoning         | CRA             |

### **Listing Details**

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

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