$1,750,000 - 62076 James River Road, Rural Clearwater County

MLS® #A2252890

$1,750,000
5 Bedroom, 4.00 Bathroom, 2,874 sqft
Residential on 90.52 Acres

NONE, Rural Clearwater County, Alberta

For more information, please click the "More Information" button.
Scenic 90.5 acre farm 20 minutes NW of Sundre, Alberta with a half mile riverfront on the James River. This is very well set up for a small livestock operation / hobby farm. The main home is a 2874 Sq Ft, 2008 custom built one and a half storey house with oversized double attached garage, ICF basement, and Hardieplank siding. The main floor has 9 ft. ceilings and lots of windows to let in an abundance of natural light and giving great views of the beautiful landscape. This house has 5 bedrooms. The 2 upstairs bedrooms both have their own 4 piece ensuite bathrooms. There are 2 bedrooms on the main floor (one of which is currently used as an office), and one large bedroom in the basement. There are a total of 3 - 4-piece bathrooms and 1 - 3-piece bathroom. Both the basement and garage have underfloor heat. There is a wrap-around deck on the South and West sides of the house. The garage has a large bonus room above it, currently used as a recreation room. There is also a second house on the property, a 1965 built 1137 Sq Ft bungalow on a concrete block basement currently rented to an excellent tenant on a month to month basis. There is a 28 x40 ft. heated and insulated shop, a 16 x32 ft open front storage shed, 2 garden sheds and a small greenhouse. There are approx. 45 acres

of productive pasture and beautiful gardens including a large fenced vegetable garden, and 45 acres of recreational land near the river. It has good corrals, 5 smaller paddocks, pumphouse with 3 livestock waterers, good livestock shelters, and good fencing. The property has a series of managed trails near the river for recreation - walking, fishing, swimming, camping, riding. This is a once-in-a-lifetime chance to own a beautiful parcel with 2 well kept homes and prime pasture and recreation land in central Alberta.

Built in 2008

Essential Information

MLS® #	A2252890
Price	$1,750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,874
Acres	90.52
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	62076 James River Road
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Parking Pad

# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Vinyl Windows, Walk-In Closet(s), Central Vacuum, Solar Tube(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Rain Gutters
Lot Description	Garden, Lawn, Pasture, Waterfront, Wooded, Meadow
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	ICF Block

Additional Information

Date Listed	August 30th, 2025
Days on Market	19
Zoning	A

Listing Details

Listing Office	Easy List Realty

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