# \$1,625,000 - 62076 James River Road, Rural Clearwater County

MLS® #A2252890

# \$1,625,000

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 \$1,625,000

Bedrooms 5
Bathrooms 4.00

Full Baths 4

Square Footage 2,874 Acres 90.52 Year Built 2008

Type Residential Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

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), Central Vacuum, Closet Organizers, High Ceilings,

Kitchen Island, Vinyl Windows, Walk-In Closet(s), French Door,

Laminate Counters, Natural Woodwork, Solar Tube(s)

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings, Garage Control(s), 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 Lawn, Garden, Meadow, Pasture, Waterfront, Wooded

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation ICF Block

### Additional Information

Date Listed August 30th, 2025

Days on Market 65 Zoning A

## **Listing Details**

Listing Office Easy List Realty

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