

# \$679,900 - 50 A&b, Owl Canyon Rd, Rural Clearwater County

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MLS® #A2209656

**\$679,900**

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 is a multi-residential acreage 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 illegal suite in the basement. The main floor has an hardwood floors, lots of large windows and an updated kitchen. Shared 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          | \$679,900 |
| 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 | Double Vanity, Open Floorplan, Pantry, Separate Entrance, Closet Organizers, Granite Counters, Master Downstairs, Skylight(s) |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Free Standing, Living Room   |
| Has Basement      | Yes   |
| Basement          | Crawl Space, Finished, Full, Walk-Out, Suite  |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 141             |
| Zoning         | CRA             |

### **Listing Details**

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

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