

# \$1,290,000 - 51026 Highway 587, Rural Clearwater County

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MLS® #A2219361

**\$1,290,000**

4 Bedroom, 3.00 Bathroom, 1,611 sqft  
Agri-Business on 151.06 Acres

NONE, Rural Clearwater County, Alberta

Prime Acreage in James River â€“ 151 Acres with Two Homes & Extensive Upgrades!  
This exceptional quarter section (151.056 acres) in the thriving rural community of James River, just 10 minutes from Sundre, offers rolling landscapes, pasture, trees, and approximately 20 acres of cultivated landâ€”perfect for farming, ranching, or investment.

Main Home â€“ Spacious, Solid & Recently Upgraded

The primary residence is a well-built, Four-bedroom, 2.5-bathroom home with numerous recent upgrades, including:

- â€¢ New siding, new hot water tank, and new furnace for improved efficiency.

- â€¢ New windows on the north side to enhance natural light and insulation.

- â€¢ New back door and deck, perfect for enjoying the peaceful surroundings.

- â€¢ Attached heated workshop/garage for convenience.

- â€¢ Large windows throughout, creating bright, open spaces.

- â€¢ Expansive living areas, including a formal dining room and a living room with a wood-burning fireplace.

- â€¢ Finished basement featuring a large family room with another wood fireplace, a fourth bedroom.

- â€¢ Added bathroom with tub and sink in basement, increasing functionality.



• Mature landscaping, including a shelterbelt, tall trees, and a fenced/gated yard.

#### Second Home • Rental Income Potential

The second home, an older mobile home on its own services could provide a supplementary rental income that can help offset costs or contribute to your farming operation.

#### Outbuildings & Infrastructure • Extensive Upgrades

This property is well-equipped for agricultural use, featuring:

• Newly constructed heated shop for year-round work and ½ calving barn (36x80) to support livestock operations.

• Pole barn (open-faced, 36x74) for additional storage and shelter.

• Detached oversized double garage.

• 40x80 Quonset.

• Newly fenced and cross-fenced areas with great fencing.

• 2 x Stock waterer for livestock.

#### A Thriving Rural Community

Set in James River, this property offers peaceful country living with easy access to Sundre and a strong local community.

Whether you're looking for a farm, investment property, or multi-generational living, this versatile acreage is a fantastic opportunity.

GST applies. Contact us today for more details!

Built in 1985

### Essential Information

MLS® #	A2219361
Price	\$1,290,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,611
Acres	151.06
Year Built	1985
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### **Community Information**

Address	51026 Highway 587
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M1C0

### **Amenities**

Parking	Double Garage Detached, Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	10

### **Interior**

Appliances	Dishwasher, Range Hood, Refrigerator, Dryer, Electric Stove, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Lot Description	Farm, Pasture
Roof	Metal

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	104
Zoning	A

### **Listing Details**

Listing Office	Real Broker
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