

# \$479,900 - 72 Northlands Drive, Rural Clearwater County

---

MLS® #A2225877

**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Residential on 4.97 Acres

Northland Place, Rural Clearwater County,  
Alberta

This picturesque acreage located just off the Taimi Road northeast of Rocky has been lovingly maintained by the current owners since they developed it in 1997. The absolutely immaculate three bedroom, two bathroom mobile has seen numerous improvements in recent years including new vinyl plank flooring (2021), kitchen cupboards and countertops (2005), natural gas hot water tank (2024) and the shingles are approximately 10 years old. The park like setting has loads of beautiful features including a man made rock waterfall and small pond (with fish!), a raised garden box and several focal points with trees and perennials. You can sit back and enjoy it all from the private back deck and covered patio, perfect from barbequing. The 28 x 30' detached garage was built in 2006 and is finished and heated with one 9' and one 7' door. Several storage sheds and the well house are also included. Note most of the land to the east of the yard site is treed. This acreage shows a 10 outa 10 and is simply a pleasure to view!

Built in 1993

## Essential Information

MLS® #	A2225877
Price	\$479,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	4.97
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	72 Northlands Drive
Subdivision	Northland Place
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1A4

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Fire Pit
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block, Piling(s)

### Additional Information

Date Listed	May 30th, 2025
Days on Market	76
Zoning	CRA

## **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.