



GRASSROOTS
REALTY GROUP

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51042 HWY 587
Rural Clearwater County, Alberta

MLS # A2213823



\$895,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,713 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	79.50 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level		

Heating: Fireplace(s), Forced Air, Natural Gas, Wood

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 26-34-5-W5

Zoning: AG

Utilities: -

Inclusions: China Cabinet, All Window Coverings, All electrical Fixtures, Storage Sheds Benches in workshop

Truly a rare opportunity to own this 79.5 acre parcel only 15 minutes from town, on pavement, with a custom built home and an oversized double garage. The home is tastefully designed with a formal dining area boasting French doors to the large living room area which is accentuated with an attractive fireplace. The kitchen is bright and spacious with an electric counter top stove and wall oven and has a sliding door entrance onto a recently finished deck. There is a 3 piece bathroom off the main entrance, a 3 piece bathroom on the main floor along with a 4 piece bathroom in the basement which has a jacuzzi tub. The basement is fully finished and with all rooms being very spacious. The yard is nicely fenced with fox fence to keep predators away from buildings and small pets. There are 2 apple trees, flower beds, shrubs and a nice garden plot. The oversized double garage has a concrete floor and a large parking area out front. If the new owner desires the pasture can be rented out. This is a must see if the rural life is what is on your bucket list.