



**GRASSROOTS**  
REALTY GROUP

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**530027 56 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2225867**



**\$2,275,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,386 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Flood Plain, Fruit Trees/Shrub(s), Irregular Lot, Many Trees, No Neighbours B		

<b>Heating:</b>	Central	<b>Water:</b>	See Remarks
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	33-18-29-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Separate Entrance, Sump Pump(s), Vinyl Windows		

**Inclusions:** All tractors nad equipment needed for the maintaince of the property

Discover the perfect blend of tranquility and recreation just outside of town with this exceptional property, set on 10 beautifully staked acres with 1,200 feet of private riverbank. This unique retreat offers year-round serenity and a wealth of outdoor activities, including swimming, snorkeling, tubing, and canoeing in the summer, as well as snowshoeing in the winter. The property sits 18 feet above the flood barrier berm in SW High River, ensuring safety and peace of mind. The basement experienced about 3 feet of water and river mud in 2013, but it was fully remediated, making it ready for your personal touch. The main house is a charming raised bungalow featuring 1,385 sq ft of comfortable living space, including 3 bedrooms and 1.5 bathrooms. It boasts an original kitchen with updated appliances, new windows, and a spacious living area. Step through the dining room access door onto a massive 1,300 sq ft deck, designed for relaxation while you listen to the soothing sounds of the river and the gentle rustle of trees. Unwind in the inviting cedar sauna, perfect for enjoying after a long day. Recent updates include new soffits and eavestroughs, replaced in 2022. Embrace the bounty of nature with chokecherry trees, saskatoon berries, raspberry bushes, a pear tree, an apple tree, ornamental cherries, and rhubarb flourishing on the property. The greenhouse, complete with blueberries, strawberries and edible cherries, and the garden is currently thriving with potatoes, chives, and asparagus. Additional features include a detached double garage next to the house, a small workshop behind the garage, and a larger 22.11'x22.11' shop with electricity. The owner has taken tremendous care and maintenance to riprap the riverbank to create stability and security. He planted willows as well to further stabilize the soil. This property is truly one-of-a-kind! Although you sit on the outside of town

within 5-10 minutes you have access to the hospital, grocery stores, banking and anything else you need. Schedule a showing today to experience the beauty and potential for yourself!