



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

73062 Township Road 40-5
Rural Clearwater County, Alberta

MLS # A2237728



\$705,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,252 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	10.01 Acres		
Lot Feat:	Back Yard, Landscaped, Lawn, Pasture		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	33-40-7-W5
Exterior:	Wood Frame	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: Stove, Fridge, Washer and Dryer, Window Coverings, Basement furniture is negotiable, Wood Stove, Garage door openers and 2 remotes. There is a lawnmower, tractor and side x side the seller is willing to sell separately.

Here's a great little set up for horses on 10 acres just minutes north of Rocky Mtn. House! Let's start with the meticulously maintained 2006 home the current owner had custom built and moved onto a full concrete basement. There's 2 bedrooms and 2 bathrooms on the main floor with a bright and central kitchen, dining and living room with vaulted ceilings and a freestanding wood stove, The laundry room is conveniently located just off the boot room. The basement features another bedroom and roughed in bathroom plus a large family room and storage area. There's a front deck and a back patio area to enjoy the outdoors and you'll also find a 24 x 24' detached garage, an older 28 x 35' barn that's in great shape with 5 box stalls, a tie stall, tack room and feed room and hay storage in the loft (there's a square bale elevator up there as well). The older wooden storage building with a metal roof measures 20 x 30' and was the original home on the property. In the back pasture there are two 30 x 60' open faced sheds plus a couple more storage sheds in the yard. Two drilled water wells on the property, one in the well house close to the residence and the other on the east side of the barn. The balance of the land is owned by Alberta Transportation and the large water body to the north of the acreage is from gravel excavation. The North Saskatchewan River is not far to the west and Highway 22 is just a hop skip and a jump to the east.