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62076 James River Road Rural Clearwater County, Alberta

MLS # A2252890



\$1,625,000

Division:	NONE				
Type:	Residential/House				
Style:	1 and Half Storey, Acreage with Residence				
Size:	2,874 sq.ft.	Age:	2008 (17 yrs old)		
Beds:	5	Baths:	4		
Garage:	Double Garage Attached, Parking Pad				
Lot Size:	90.52 Acres				
Lot Feat:	Garden, Lawn, Meadow, Pasture, Waterfront, Wooded				

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood Stove	Water:	Drinking Water, Other, Private	
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Engineered Septic	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	Full, Partially Finished	LLD:	15-34-6-W5	
Exterior:	Composite Siding, Wood Frame	Zoning:	A	
Foundation:	ICF Block	Utilities:	-	

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Solar Tube(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 garden sheds, small greenhouse

For more information, please click the "More Information" button. Scenic 90.5 acre farm 20 minutes NW of Sundre, Alberta with a half mile riverfront on the James River. This is very well set up for a small livestock operation / hobby farm. The main home is a 2874 Sq Ft, 2008 custom built one and a half storey house with oversized double attached garage, ICF basement, and Hardieplank siding. The main floor has 9 ft. ceilings and lots of windows to let in an abundance of natural light and giving great views of the beautiful landscape. This house has 5 bedrooms. The 2 upstairs bedrooms both have their own 4 piece ensuite bathrooms. There are 2 bedrooms on the main floor (one of which is currently used as an office), and one large bedroom in the basement. There are a total of 3 - 4-piece bathrooms and 1 - 3-piece bathroom. Both the basement and garage have underfloor heat. There is a wrap-around deck on the South and West sides of the house. The garage has a large bonus room above it, currently used as a recreation room. There is also a second house on the property, a 1965 built 1137 Sq Ft bungalow on a concrete block basement currently rented to an excellent tenant on a month to month basis. There is a 28 x40 ft. heated and insulated shop, a 16 x32 ft open front storage shed, 2 garden sheds and a small greenhouse. There are approx. 45 acres of productive pasture and beautiful gardens including a large fenced vegetable garden, and 45 acres of recreational land near the river. It has good corrals, 5 smaller paddocks, pumphouse with 3 livestock waterers, good livestock shelters, and good fencing. The property has a series of managed trails near the river for recreation - walking, fishing, swimming, camping, riding. This is a once-in-a-lifetime chance to own a beautiful parcel with 2 well kept homes and prime pasture and recreation land in central

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