



**GRASSROOTS**  
REALTY GROUP

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**41 Ferrier Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2270682**



**\$539,000**

<b>Division:</b>	Ferrier Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,064 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Gravel Driveway, Insulated		
<b>Lot Size:</b>	4.35 Acres		
<b>Lot Feat:</b>	Front Yard, Gentle Sloping, Landscaped, Lawn, Many Trees, Private, Treed, V		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum, Parquet, Tile	<b>Sewer:</b>	Other, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	22-39-8-W5
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home		

**Inclusions:** kitchen table & chairs, zero-turn mower, ride-on mower, tampline, leaf blower, push mower, wood stove in shop & on deck, wood-splitter

Just minutes west of Rocky, this charming arch-rib home is nestled among mature trees in a peaceful, park-like setting. Two levels of decking offer the perfect place to relax, unwind, and take in the beauty of the surrounding countryside. Inside, the main floor features a spacious kitchen that flows into the dining area and the cozy living room, complete with hardwood flooring and a wood-burning fireplace. A 3-piece bathroom, flex room, and laundry room add convenience to the main level. Upstairs, you'll find four comfortable bedrooms and a 5-piece bath. The primary bedroom is generously sized and includes a private balcony overlooking the acreage—ideal for morning coffee or quiet evenings. The property also offers great utility with a double detached garage (31'5" x 23'7") and a well-sized shop with a wood stove (29'4" x 27'4"), perfect for projects, storage, or hobby space. A true country retreat—private, peaceful, and full of rustic charm.