



35 FERRIER Drive
Rural Clearwater County, Alberta

MLS # A2293431



\$615,000

Division:	Ferrier Acres		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,062 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	5.52 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Pie Shaped Lot, F		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	22-39-8-W5
Exterior:	Log	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: fridge x2, stove, built-in dishwasher, washer, dryer, water softener, garage door openers and controls, cabinets and shelves in garage, central vac and attachments

If you're looking to call the West Country home, you won't want to miss this private and beautifully treed 5.5 acre property located just 10 km west of Rocky. The main level features cedar log construction with vaulted ceilings, the kitchen flows into the dining area and the cozy living room offers beautiful views to the back yard. Three bedrooms, a fully renovated bathroom complete with a spacious custom tile shower and newly added main floor laundry. The walkout basement offers a versatile family living space, flex room for guests, crafts, home office or hobbies, optional downstairs laundry, a 3-piece bathroom, and ample storage/workshop space. A large, partially covered wrap-around deck is the perfect place to enjoy your morning coffee, watch the wildlife and relax while soaking in the peaceful surroundings. Recent upgrades ensure effortless living, including new shingles, furnace, central air, exterior and interior doors, basement windows, and a new septic tank and lines. The 24' x 26' double detached garage is fully finished and heated, and there is also an RV site further down the driveway. The beautifully landscaped yard features mature trees and trails. Fibre high-speed internet has been installed, making it easy to work from home while enjoying the peaceful country setting.