



**723060 Range Road 62
Clairmont, Alberta**

MLS # A2295205



\$1,100,000

Division:	N/A
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,383 sq.ft.
Zoning:	CM

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle, Metal, Other	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	-	Parking:	-
Water:	Other, Well	Lot Size:	20.50 Acres
Sewer:	Septic Tank	Lot Feat:	-
Inclusions:	N/A		

Unique 20.50 acre property zoned CM (Country Industrial). Formerly an acreage farm site with a nice fully developed bungalow with 24'x30' heated attached garage, 32'x60' Shop (heated area), 24'x32' Barn and various sheds & dugout. This property has an excellent central location with very good paved access by Clairmont off of Range Road 62 - there is a solid private driveway & circular drive in front of the house & shop. The property has fenced & cross fenced areas previously having animals. There is a water well with option to access city water & sewer & sewer is a septic tank with pumpout. This is a lovely property with the option to have your business with a functional & desirable living area. Take a look before it is gone!!