



**18 WEST COUNTRY Boulevard
Rural Clearwater County, Alberta**

MLS # A2063310



\$645,000

Division:	West Country Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,556 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.57 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaping		

Heating:	High Efficiency, Forced Air, Wood Stove	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	17-36-7-W5
Exterior:	Log	Zoning:	CR
Foundation:	None	Utilities:	-
Features:	Natural Woodwork, No Smoking Home, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: N/A

Visit REALTOR website for additional information. Do your dreams include a custom log home in the West Country that backs onto a trout creek? With a shop, garden, greenhouse? This 2017 log home bungalow features an open floor plan, a Blaze King & Princess Wood Stove, & plenty of custom accents! The custom shop / garage was built from 2 seacans & has room for your projects, vehicles & toys. Plus a greenhouse & large garden area! Backs directly onto Alford Creek! Situated in a small, quiet subdivision with amazing views all around!