



GRASSROOTS
REALTY GROUP

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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 (8 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

Floors: Hardwood, Vinyl

Roof: Metal

Basement: Crawl Space, None

Exterior: Log

Foundation: None

Features: Natural Woodwork, No Smoking Home, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: 17-36-7-W5

Zoning: CR

Utilities: -

Inclusions: N/A

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!