



**64034 Township 38-4  
Rural Clearwater County, Alberta**

**MLS # A2113075**



**\$629,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,615 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	6.03 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	6-38-29-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island		

**Inclusions:** none

The perfect acreage! This 6 acre property has it all. Fencing for livestock, 4 bedroom house, heated double garage, aerated fish pond with services for an RV, great decks for outdoor entertaining and fantastic yard space! All located just 12 minutes from Rocky Mountain House! The home itself is warm and inviting, and has no shortage of space with a large sitting area off the garage, big open kitchen to the family room complete with a wood burning fire place and dining room, 3 main floor bedrooms and a primary bedroom complete with a jetted tub ensuite on the second floor. The kitchen not only offers a gas stove, there is also a island jenn-air cook top. A very well maintained home with numerous updates including new shingles (2 yrs) and a new septic pump (3 yrs). The perfect place to call home.