



**54006 Township Road 41-0
Rural Clearwater County, Alberta**

MLS # A2126929

\$375,000



Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,429 sq.ft.	Age:	1960 (64 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	7.17 Acres		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	CRA
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Centrally located acreage just north of Hwy 12 with lots of potential, several outbuildings and a big yard site. The older home has been added onto over the years and has an amazingly large living room and two big bedrooms on the main floor as well as an office or additional bedroom on the upper level. The unfinished basement has only been used for storage. 24 x 22' detached garage has recently been re-shingled, there's a 32 x 80' shop (40 x 32' heated side and 40 x 32' cold storage side) and well house. The machine shed and barn have seen better days and the current occupants are in the process of removing their vehicles/equipment and belongings. The acreage has a beautiful shelter belt of trees along the south side and there may be an opportunity to rent additional pasture to the north.