



**411026 Buster Creek Road  
Rural Clearwater County, Alberta**

**MLS # A2131525**



**\$689,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	7.24 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond		

**Heating:** In Floor, Natural Gas

**Water:** Well

**Floors:** Vinyl Plank

**Sewer:** Open Discharge, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 7-41-7-W5

**Exterior:** Wood Frame

**Zoning:** CRA

**Foundation:** Wood

**Utilities:** -

**Features:** Bookcases

**Inclusions:** Washer/dryer and downstairs freezer are negotiable.

Scenic acreage just north of Crimson Lake with Buster Creek surrounding the property on 3 sides. In a quaint country setting this 4 bedroom, 2 1/2 bathroom bungalow has been beautifully updated and shows pride of ownership. The main floor features an upgraded kitchen, comfortable living room with gas fireplace, two bedrooms, full bathroom and a powder room as well as a den that could be put back to a bedroom with closet doors reinstalled. The lower level has a nice family room with electric fireplace, gym area, two more bedrooms, new bathroom with an oversized shower, and a cold room. The large laundry room has good storage and a nice sink set up. The renovations are extensive and include in-floor heating and updated plumbing, new vinyl plank flooring, fresh paint, upgraded bathrooms and kitchen appliances. The yard is nicely landscaped with an older oversized 28 x 58' garage/shop and attached workshop, open storage shed, horse shelter and a few other miscellaneous sheds. The creek flows beautifully around the property on three sides with a firepit area and walking trail to enjoy the treed, natural setting. There are fenced pasture areas with two water hydrants. This property is quite simply a pleasure to view!