



374078 Highway 22
Rural Clearwater County, Alberta

MLS # A2135267



\$420,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	952 sq.ft.	Age:	1955 (69 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	5.73 Acres		
Lot Feat:	Lawn, No Neighbours Behind, Private, Treed		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-37-7-W5
Exterior:	Concrete, Vinyl Siding	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Shed, chicken Coop, Dog run /shed

This is a Stunning property with some amazing renos on it. Its a great size at 5.73 acres surrounded by pasture and trees with room to build a garage. It already has a great little chicken coop as well as a shed with a dog run attached .Walking in you will notice a lovely entrance and kitchen /dining area and a cozy Living room with a wood stove is around the corner. There are 3 bedrooms in this home as well as a stunning recently renovated bathroom. Many other updates include Hot water tank, shingles, furnace. This is a must see and the perfect starter home!