



**1 MACKLEN Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2139848**



**\$550,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,633 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Quad or More Detached		
<b>Lot Size:</b>	5.61 Acres		
<b>Lot Feat:</b>	Back Yard, Many Trees, Views		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	14-36-7-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CRA
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Hood Fan, 1 Wood Burning Stove, Hot Tub (AS IS), pump in well, solar panel & attachments

Escape to the stunning west country and fall in love with this breathtaking 5.61-acre property, perfect for those seeking both adventure and tranquility. This beautifully remodeled home merges a mobile and a cabin, creating a unique and inviting living space. Upon entering, you'll find a spacious entrance leading to two cozy bedrooms and one bathroom. The well-equipped kitchen opens to a sun-filled dining area, perfect for family meals and entertaining. The charming living room features a crackling wood stove, adding warmth and ambiance to the space. Additionally, there is a versatile bonus room, ideal for crafting, a games room, or an additional family area. The outdoor space is truly a treasure trove of amenities. A guest house provides extra accommodation for visitors or potential rental income, while numerous outbuildings offer ample storage for all your needs. The 28x30 shop and RV parking ensure you have space for all your projects and vehicles. Extensive walking and quad trails wind through the property, offering endless opportunities for exploration and adventure. It's just a 10-minute drive to Phillis Lake, perfect for a quick getaway, and walking trails that lead to the clear waters of the Clearwater River provide easy access to natural beauty. For entertaining and relaxation, the south-facing back deck is perfect for soaking up the sun. Multiple sitting areas, gardens, and ponds are scattered throughout the backyard, creating a serene and picturesque setting. The outdoor pizza oven is a delightful feature, allowing you to enjoy homemade pizzas in your own backyard. A covered picnic area, gazebo with seating, and a cozy firepit provide additional spaces for gatherings and enjoying the outdoors. There is also a hot tub for soaking under the stars and greenhouses for growing your own vegetables, enhancing your self-sustaining lifestyle. The property is

equipped with solar panels, contributing to the homestead's self-sustainability. An office space is also available, perfect for those who work from home or need a quiet place to focus. Nestled among mature trees, this private oasis offers unparalleled peace and seclusion. Experience the best of country living with modern comforts in this spectacular acreage.