



**363043 Alberta 761**  
**Rural Clearwater County, Alberta**

**MLS # A2144538**



**\$679,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	2,453 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	6.99 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<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>	23-36-5-W5
<b>Exterior:</b>	None	<b>Zoning:</b>	Country Residential Agric
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Kitchen Island, Laminate Counters, Storage, Vinyl Windows, Wet Bar		

**Inclusions:** 3X Bar stools, 3X Island Stools

BEAUTIFULLY TREED 7 ACRE PROPERTY, A FOUR BEDROOM, TWO BATH HOME MADE FOR FAMILY AND ENTERTAINING, AND A RECENTLY BUILT PROFESSIONAL 42'X42' WORK SHOP, PLUS MANY MORE UNIQUE OUT BUILDINGS. THE SKY IS THE LIMIT WITH THIS PROPERTY. Nicely located on the 761 highway east of Caroline this property is sure to impress. When you first pass through the gates you will be impressed by the beautiful tree shelter that surrounds the homestead. As you pull up to the house you will notice this 2500 square foot home is all on one level. When you walk through the door you are welcomed by an expansive living/great room, made for family and entertaining guests. As you enter into the Dining area you see a well laid out Kitchen with an Island and lots of counter space. Note that all of the appliances are new or next to new. Next to the family dining area is an eye catching bar to entertain guests for happy hour. Finish your tour to the primary bedroom with ensuite and the three additional nicely sized bedrooms. The handy man in the family will have a great appreciation for the 2007 built 42'X42' Workshop, with 18' ceiling and three 16'X16' overhead doors, The floors and concrete apron are all 8" reinforced concrete so you can work on heavy equipment if need be. Check out the 15'X26' guest home/man cave/she shed, a cozy little getaway right in your own back yard. The remainder of various out buildings with power to all, leave you with so many options for storage or the ability to house various types of animals. As I mentioned the sky's the limit with this property, book your showing today.