



**5 Boundary Boulevard
Rural Clearwater County, Alberta**

MLS # A2145715



\$336,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,832 sq.ft.	Age:	1984 (40 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.34 Acre		
Lot Feat:	Backs on to Park/Green Space, Brush, Environmental Reserve, Lawn, Garden		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	Commercial
Foundation:	See Remarks	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, See Remarks		

Inclusions: noneN/A

You can now live, work and play or do nothing but relax with your family and friends! This fully developed bi-level includes a spacious oak kitchen and a large dining area. A large A-line living room, 2 bedrooms, a 3-piece ensuite, a main 4-piece bathroom, main floor laundry and a large entrance used to greet guests. The basement is fully developed with 3 bedrooms and offers ample storage, a 3-piece bathroom, a cozy common area/family room with a wood stove and there is potential to add a breakfast bar for your Air B&B guests and a separate entrance for them to a large deck. There is room to build a large shop/garage in the yard area. This private home is part of the Tay River Wilderness Resort, which has been a popular hideaway for over 25 years. The home at Tay River offers the potential for main-floor living while hosting short-term guests in the lower level or possibly the entire house for revenue income for larger groups. You can also purchase the 6-unit Lodge if you wish to turn your home into a hospitality business. SEE: MLS# A2137086 Known to many as the best flying fishing country in the world, local attractions include neighbouring outfitters in Sundre and Rocky Mountain House, numerous lakes and rivers (Phyllis, Alford, Tay, Swan Lakes, Clearwater, Raven, Tay rivers, and Alford Creek to name a few). It is an easy day trip to the foothills and well-known areas such as Baseline, Corkscrew, Ram River, and Hummingbird. Here you can escape into the wilds of West Central Alberta, while still only a few minutes from the town of Caroline and a half-hour drive from Rocky Mountain House. Embrace your inner explorer and entrepreneurial side and make your dreams a reality!