



44041 Highway 11
Rural Clearwater County, Alberta

MLS # A2147135



\$525,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,799 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	9.24 Acres		
Lot Feat:	Pasture, Rectangular Lot		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	32-38-4-W5
Exterior:	Vinyl Siding	Zoning:	CRA
Foundation:	Piling(s)	Utilities:	Propane
Features:	Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pool, soft tub on deck, play center, dog kennel

Take a look at this nice little hobby acreage set up along Hwy 11 on 9.24 acres. The 2014, 20 x 76' SRI Home feels open and roomy with a 12 x 24' addition that provides a nice big boot room at the back door and a fourth bedroom or home office space. The spacious central kitchen and living room feature an island, wood stove and patio doors that open to the big covered deck that extends along the south side of the home. The master bedroom has a three piece ensuite with a walk in shower and patio doors that also open to the front deck where there's a soft tub just waiting for you to climb in and relax. The laundry room has it's own exterior access and on the west end there are two additional bedrooms (one a very good size with a walk in closet) and a full bathroom. The outbuildings include an older 40 x 22' garage/workshop that has a lean to for additional covered parking and shelter, a storage shed, and dog kennel. If you're an equine enthusiast you'll love the large riding arena, plus a couple of pens, shelters and lots of pasture for the critters. The propane tank is rented and the portable panels will be going.