



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

MLS # A2147287



\$322,500

Division:	Boundary		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,129 sq.ft.	Age:	1987 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	1.20 Acres		
Lot Feat:	Gazebo, Front Yard, Landscaped		

Heating:	Floor Furnace, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	30-35-8-W5
Exterior:	See Remarks	Zoning:	HIGHWAY DEVELOPMENT DISTR
Foundation:	Block	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Ceiling fan(s), water softener, wood stove, kitchen island, hood fan, all window coverings, hot tub (as-is), firepit ring

Are you looking for an acreage to call home with the West Country at your fingertips? This property has endless opportunities and would allow you to live, work and play away from the stresses of big city life. 1987 mobile on 1.2 acres 3 bedrooms, 2 bathrooms, front and back decks, and fully fenced yard. The mobile has had several upgrades including flooring, paint, appliances, custom tiled shower & updated bathrooms. Enjoy your outdoor spaces from the decks, hot tub, and gorgeous firepit areas, with ample room for parking vehicles, trailers, etc... Attached to the property are 2 additional ancillary buildings that can be customized to fit your needs. The 1 building was the former boundary store and is currently being used as storage and guest accommodations (power metered separately). The 2nd building is cold storage and could be utilized as a seasonal workshop. If you are looking to live close to adventure this property is located 30 km west of Caroline, AB at Boundary, this area is well known for its breathtaking landscape and untouched wilderness and is described as the perfect place to get away and enjoy peace and quiet. If you are an outdoor enthusiast this is a PRIME location for weekend adventures including camping, hiking, kayaking/paddling, mountain biking, boating, fishing, hunting, and off-roading. Proximity to several rivers and lakes (The Tay, Clearwater, Raven Rivers, and Tay, Phyliss, Alford, and Swan Lake to mention a few). Off roading adventures or Backcountry Mountain Bike trips will be easy from this location, the spectacular views from the top of Baseline, Corkscrew, and Tabletop Mountain await you. Located in Westcentral Alberta 2 hours north of Calgary an easy commute for weekenders or make this your permanent home! This property is the whole West country adventurer package! Updates in the last year include: Pressure

Tank, Hot Water Tank in Guest house, PolyB plumbing upgraded to PEX in the guest House and Railings on the deck on the mobile home, the guest house was recently painted.