



**50043 Township Road 39-2  
Rural Clearwater County, Alberta**

**MLS # A2147714**



**\$359,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	1910 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	6.35 Acres		
<b>Lot Feat:</b>	Landscaped, Pasture		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	12-39-5-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Propane
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** None

Here's a quaint little acreage located just south of Leslieville that borders the Lobstick Creek. The older storey and half home (age is thought to be around 1910) is loaded with character and includes a front porch area, on the main floor is a kitchen and living room, full bathroom and a small den. Upstairs there are two smaller bedrooms and the basement has a third bedroom, big living room with a wood stove and laundry/mechanical room. The furnace and oversized hot water tank have been replaced and a new water well was drilled in 2014. Outside you'll notice the mature landscaping with natural and planted trees to attract the birds and pollinators and there's a large garden with raspberry bushes, saskatoons, asparagus and an ornamental crab tree. There are fenced pastures on the top parcel as well as the flat area below and along the creek. The older garage was a previous autobody shop and offers a parking area with 220 wiring on one half and cold storage/animal shelter in the other. This acreage is a great spot for you to make your weekend get away or consider building your future home!