13 EVERDELL DRIVE
Rural Clearwater County, Alberta

MLS # A2231350

$549,900

Division:	Everdell		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,275 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	1.84 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Paved, See Remarks		

Heating:	Forced Air, Natural Gas	**Water:**	Well
Floors:	Carpet, Laminate	**Sewer:**	Septic Field, Septic Tank
Roof:	Metal	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	16-38-7-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	CR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions:	firepit, picnic table

Beautifully landscaped acreage, located on pavement in Everdell Subdivision only 10 min. south of Rocky Mountain House. The 1980 bungalow has been nicely kept and upgrades over the years include siding, metal roof, triple glazed vinyl windows, hot water tank and pressure tank. The main floor offers a spacious living room, a bright kitchen and dining room, a master bedroom with a 2 pce ensuite, 2 additional bedrooms, a full bathroom, and a conveniently situated laundry room. The developed basement hosts a large family room, a bedroom (the window might not meet egress), a full bathroom and a large utility/storage room. The rear covered patio is the ideal outdoor space. 22x26 detached is insulated, boarded, wired, and roughed-in with a natural gas line. Large fenced garden spot, storage shed, flower beds and mature trees. This one owner property truly shows pride of ownership. The subdivision is a nice and inviting community with Prairie creek only steps away. The wood fireplace in the basement and the woodstove in the garage haven't been used for a long time and are sold as is.