



GRASSROOTS
REALTY GROUP

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54051 Township Road 35-1A
Rural Clearwater County, Alberta

MLS # A2232711



\$878,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,701 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Quad or More Detached, RV Access/Parking, RV Garage, Single Garage Det		
Lot Size:	161.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Irregular Lot, Lake, Native Plants, No Neighbour		

Heating:	Floor Furnace, Propane	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	8-35-5-W5
Exterior:	Log	Zoning:	AG
Foundation:	Piling(s), Pillar/Post/Pier	Utilities:	-

Features: Beamed Ceilings, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Portable dishwasher, Kitchen Island, Green house, 2 chain saw carvings, two tool benches

SURREAL SURROUNDINGS AND NATURE AT ITS FINEST, IN A PRIME LOCATION NEAR JAMES RIVER BRIDGE, OFFERING WILDLIFE AT THE DOORSTEP AND A COZY, UPDATED 4-SEASON COTTAGE OVERLOOKING A PRIVATE LAKE. This is a rare opportunity to acquire a $\frac{1}{4}$ shared interest in 161 acres of pristine land, with full access to trails and tranquil surroundings. The exclusive 2.25-acre parcel features a beautifully maintained 1,900 sq ft residence that blends rustic charm with modern and imported finishes. The home includes a loft-style primary bedroom, sunroom, ceramic tile and imported bamboo flooring, and is protected by a heavy gauge tin roof. Heating is provided by propane and two wood stoves. A second bedroom could be added in the newer west family room addition if desired. A fully enclosed deck offers a comfortable outdoor space throughout the day. The detached 900 sq ft insulated shop/garage includes a concrete floor and hanging heater, ideal for both parking and workshop use. An attached 500 sq ft cold storage section offers added room for yard equipment or tools. Upgrades over the past 15 years include: 2010: West family room addition with imported China bamboo flooring Main bathroom renovation with imported Italian ceramic tile 2010–2016: Trail clearing, gravel added to driveway, boat dock installed, regrading and gravel pad for future shop Heated garage/workshop constructed with concrete floor and heater 2016: Cold storage addition to shop 2017: New heavy gauge tin roof installed on the home Additional updates: plumbing, insulation, vapour barrier, roof header beam, windows, kitchen taps, plumbing valves, outdoor plugs, and electrical boxes The entire property is exceptionally maintained and move-in ready.

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