



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

17 HIDDEN ACRES Close Rural Clearwater County, Alberta

MLS # A2234516



\$620,000

Division:	Hidden Acres		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,080 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	7.18 Acres		
Lot Feat:	Creek/River/Stream/Pond, Irregular Lot, Landscaped, Many Trees		

Heating:	Fireplace(s), Other, Propane, See Remarks, Wood Stove	Water:	Well
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	8-36-7-W5
Exterior:	Log, Other, Wood Frame	Zoning:	CRA
Foundation:	Piling(s), See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)		

Inclusions: All outbuildings, John Deer riding lawnmower and snow blower, all remaining firewood (chopped), 2 TV and 2 TV mounts, cookstove, 4 kitchen counter stools.

This one of a kind property must be seen to be appreciated. 7 acres nicely tucked in at the end of Hidden Acres Estates, located west of Caroline, AB. This unique parcel offers Alfred Creek right in your backyard and backs on to a county road allowance accessing the Clearwater river only a few steps away. The 2000 sq.ft. home consists of a 1980 log cabin with a large addition built in 2007 (completed in 2010). The home offers 3 bedrooms, 2 bathrooms, a spacious kitchen/dining area with vaulted ceilings, a cozy living room in the cabin area with cookstove and patio doors accessing the covered deck. The upper level hosts a large master suite with a 3 pce ensuite bathroom and a walk-in closet. The laundry room also provides room for the hot water tank, the well access and the pressure tank. The home is heated with 2 propane stove and a wood burning cookstove. An outdoor boiler used to be in place, but has been removed (the lines are still connected to the house and a new boiler could be installed). Upgrades include the hot water tank (2020), shingles (2023), septic tank emptied and new pump installed (2024). The mature and nicely treed lot offers numerous outbuildings including a garage with attached covered storage/lean to, a fully insulated meat room with cold room, a cute little outhouse, a cozy cabin with shower, sink and furnace, a small green house, and numerous storage sheds (some with power and some without). A second well (bored well) supplies a water hydrant at the back of the house. Large decks for entertaining, firepit area, horseshoe pits, and so much more! This property is truly reflects country living at its best.