



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

62076 James River Road  
Rural Clearwater County, Alberta

MLS # A2252890



**\$1,750,000**

|           |                                                   |        |                   |
|-----------|---------------------------------------------------|--------|-------------------|
| Division: | NONE                                              |        |                   |
| Type:     | Residential/House                                 |        |                   |
| Style:    | 1 and Half Storey, Acreage with Residence         |        |                   |
| Size:     | 2,874 sq.ft.                                      | Age:   | 2008 (17 yrs old) |
| Beds:     | 5                                                 | Baths: | 4                 |
| Garage:   | Double Garage Attached, Parking Pad               |        |                   |
| Lot Size: | 90.52 Acres                                       |        |                   |
| Lot Feat: | Garden, Lawn, Meadow, Pasture, Waterfront, Wooded |        |                   |

|             |                                                             |            |                                |
|-------------|-------------------------------------------------------------|------------|--------------------------------|
| Heating:    | In Floor, Fireplace(s), Forced Air, Natural Gas, Wood Stove | Water:     | Drinking Water, Other, Private |
| Floors:     | Carpet, Ceramic Tile, Hardwood                              | Sewer:     | Engineered Septic              |
| Roof:       | Asphalt Shingle                                             | Condo Fee: | -                              |
| Basement:   | Full, Partially Finished                                    | LLD:       | 15-34-6-W5                     |
| Exterior:   | Composite Siding, Wood Frame                                | Zoning:    | A                              |
| Foundation: | ICF Block                                                   | Utilities: | -                              |

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Solar Tube(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 2 garden sheds, small greenhouse

For more information, please click the "More Information" button. Scenic 90.5 acre farm 20 minutes NW of Sundre, Alberta with a half mile riverfront on the James River. This is very well set up for a small livestock operation / hobby farm. The main home is a 2874 Sq Ft, 2008 custom built one and a half storey house with oversized double attached garage, ICF basement, and Hardieplank siding. The main floor has 9 ft. ceilings and lots of windows to let in an abundance of natural light and giving great views of the beautiful landscape. This house has 5 bedrooms. The 2 upstairs bedrooms both have their own 4 piece ensuite bathrooms. There are 2 bedrooms on the main floor (one of which is currently used as an office), and one large bedroom in the basement. There are a total of 3 - 4-piece bathrooms and 1 - 3-piece bathroom. Both the basement and garage have underfloor heat. There is a wrap-around deck on the South and West sides of the house. The garage has a large bonus room above it, currently used as a recreation room. There is also a second house on the property, a 1965 built 1137 Sq Ft bungalow on a concrete block basement currently rented to an excellent tenant on a month to month basis. There is a 28 x40 ft. heated and insulated shop, a 16 x32 ft open front storage shed, 2 garden sheds and a small greenhouse. There are approx. 45 acres of productive pasture and beautiful gardens including a large fenced vegetable garden, and 45 acres of recreational land near the river. It has good corrals, 5 smaller paddocks, pumphouse with 3 livestock waterers, good livestock shelters, and good fencing. The property has a series of managed trails near the river for recreation - walking, fishing, swimming, camping, riding. This is a once-in-a-lifetime chance to own a beautiful parcel with 2 well kept homes and prime pasture and recreation land in central

Alberta.