



GRASSROOTS

REALTY GROUP

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**723060 Range Road 62
Clairmont, Alberta**

MLS # A2296743



\$1,100,000

Division:	N/A		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,383 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	20.50 Acres		
Lot Feat:	Brush, Pasture, Treed		

Heating:	Forced Air, Natural Gas, Other	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-72-6-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CM
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan		

Inclusions: N/A

Unique property offering 20.50 acres Zoned CM (Country Industrial) close to Clairmont with paved access off of Range Road 62. This property offers a fully developed house (bungalow style) with 24x30 heated attached garage (access to basement), 32x60 Shop (partially heated workshop area & cold storage equipment area), 24x32 Barn & hen house, 2 sheds; fenced and cross fenced for animals. The main floor of the house has the main entrance & entrance into the heated garage, kitchen, living room, 3 bedrooms, 2 bathrooms & laundry. The basement has 2 bedrooms, 4 pc. bathroom, family room with gas stove, utility room & access to the garage. The Shop has concrete floor with a front insulated 10x16 overhead door & high sliding door at the back to accommodate larger equipment. This property is set up for animals if desired. There is the ability to access City water in the future. There is a dugout on the property. The yard area has a circular drive in front of the house & shop area. Many nice trees & shrubs sheltering the house area. Nice Property !