



**62076 James River Road
Rural Clearwater County, Alberta**

MLS # A2307280



\$1,499,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,874 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	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	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 Sunde, Alberta with a half mile riverfront on the James River. Has a 2727 Sq Ft, 2008 custom built one and a half storey house with oversized double attached garage, ICF basement, and Hardieplank siding. The main 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 coach house on the property, 1965 built 1122 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 pasture and gardens, 45 acres recreational land near the river. Good corrals, 5 smaller paddocks, pumphouse with 3 livestock waterers, good livestock shelters, and good fencing and productive pasture. 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 some prime recreation land in central Alberta.