



62030 TWP 37-4
Rural Clearwater County, Alberta

MLS # A2308467



\$459,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,560 sq.ft.	Age:	1983 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	149.07 Acres		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	See Remarks
Floors:	See Remarks	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-37-6-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

This is a Civil Enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. The listed price reflects a 25% ownership in the property. The listing agent has not viewed the grounds nor the exterior/interior the buildings. The information quoted was obtain by local tax records which show the main home at 2560 Sq. Ft., a mobile home at 1169 Sq. Ft. plus a double detached garage. It is not know if the main home has a developed basement. The property is located near the end of a dead end road (Twp 37-4). Entry to the property is not being allowed by the current owners.