



**64016 Twp Rd 40-1A Township
Rural Clearwater County, Alberta**

MLS # A2318738



\$629,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,527 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	6.49 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-40-6-W5
Exterior:	Vinyl Siding	Zoning:	CRA
Foundation:	Block, Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Stove, Refrigerator, washer, dryer, window coverings, All sheds and outside buildings, basement freezers

Welcome to this warm and inviting 4-bedroom, 1-bath home that offers comfort, character, and plenty of room to grow. The spacious living room was added on 14 years ago and is the heart of the home filled with natural light coming from a beautiful bay window that frames the front yard and a cozy free standing wood stove. The west portion of the home with four bedrooms was built in 1990 and the main bathroom and laundry area are just inside the back porch. The full basement is unfinished with lots of room for storage and there's also a second wood stove down there. Outside is a tree lined driveway for added privacy, well-kept lawn and peaceful surroundings. A detached, over sized 30 x 40' garage offers secure parking, storage, or room for hobbies and projects and there are hook ups for a second serviced site on the east side of the driveway. Other outbuildings include an oversized storage shed and older barn and the property is perimeter fenced with plenty of room to once again have a few livestock (fencing would need to be completed). Located just 10 minutes north east of Rocky this is property has easy access to both the Taimi and Oras roads.