



53009 Highway 587
Rural Clearwater County, Alberta

MLS # A2327204



\$549,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,180 sq.ft.	Age:	1982 (44 yrs old)
Beds:	6	Baths:	3
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	4.05 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Many		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Vinyl	Sewer:	Other
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellit
Features:	No Smoking Home		

Inclusions: N/A

Walkout Basement. Escape to the peace and privacy of this beautiful 4-acre property surrounded by mature trees, offering the perfect balance of country living and easy access . This move in ready home features 6 bedrooms, with 3 on the main level and 3 in the walkout basement. The walkout offers endless potential to create a secondary living space, entertainment area, home business, or the custom retreat you've always envisioned. Whether you're looking for room to grow, space for the family, or a tranquil acreage in a fantastic location, this property is a rare opportunity you won't want to miss.