

62026A Highway 11  
Rural Clearwater County, Alberta

MLS # A2282854



## \$545,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	8.68 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Private		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Well

**Floors:** Laminate, Linoleum

**Sewer:** Open Discharge, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial

**LLD:** 3-39-6-W5

**Exterior:** Wood Frame

**Zoning:** CRA

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Sump Pump(s), Walk-In Closet(s)

**Inclusions:** lawn tractor (as is)

Welcome to your private retreat where nature, space, and comfort meet. This beautiful 8+ acre property is located just 8 minutes from Rocky Mountain House and offers the perfect blend of country living with town convenience. Enjoy sunrise views from the southeast-facing covered front veranda. The property features walking trails, quadding trails, and cross-country ski paths throughout, making it an ideal setting for outdoor enthusiasts and families. The land offers excellent potential for a home-based business, secondary business space, or recreational use, including space for children to explore and enjoy nature. The property includes 8 acres of treed and open land, a single attached garage, and a double detached garage. The covered front veranda and porch provide a peaceful outdoor living space with scenic views. Inside, the home offers a bright open-concept main floor. The spacious primary bedroom includes a full ensuite and dual closets. A 4-piece main bathroom with tub and shower combination serves the main floor. The basement is open and functional offering excellent space for a family room, office, gym, or additional living area. This property offers the freedom of acreage living with the comforts of home, all within 8 minutes of town.