

**80002 Old Highway 11a
Rural Clearwater County, Alberta**
MLS # A2279726

\$595,000
Division: Pine Ridge Estates

Type: Residential/House

Style: Acreage with Residence, Modified Bi-Level

Size: 1,139 sq.ft. **Age:** 1959 (67 yrs old)

Beds: 3 **Baths:** 2

Garage: Double Garage Attached

Lot Size: 4.06 Acres

Lot Feat: Corner Lot, Fruit Trees/Shrub(s), Garden, Gazebo, Treed

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	24-39-8-W5
Exterior:	Mixed	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: Vehicle Hoist, Water Catchment Totes x5, Sheds x5

Just west of Rocky Mountain House, on pavement and only minutes from the golf course, this acreage offers the perfect balance of convenience and peaceful country living. Mature, lush trees wrap the property in privacy, creating a tranquil retreat you can come home to every day. Step into the beautifully landscaped yard and you'll find fruit trees ready for summer picking, a well-producing garden to grow your own fresh vegetables, and multiple storage sheds to keep everything organized. Imagine quiet mornings in the brand-new gazebo on the private back deck, coffee in hand, listening to the breeze move through the trees. The home itself has been upgraded for comfort and peace of mind; new central A/C unit, furnace, hot water tank, and eavestroughs; plus the attached double garage now has a newly insulated ceiling, making it a functional space year-round. For the hobbyist, the large shop is ready for anything. Outfitted with a vehicle hoist, brand-new insulation and plywood, upgraded electrical with a new panel, and 220 power; it's perfect for projects. This is acreage living without compromise: room to breathe, space to work, and a setting you'll never want to leave; all just minutes from town.