

**62026A Highway 11  
Rural Clearwater County, Alberta**
**MLS # A2282854**

**\$565,000**

<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	

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	3-39-6-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	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.