

**62026A Highway 11
Rural Clearwater County, Alberta****MLS # A2282854****\$565,000**

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