

**60037 TWP RD 725
Clairmont, Alberta**
MLS # A2159130


\$735,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,323 sq.ft.	Age:	1972 (52 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Quad or More Detached, RV Access/Parking, Triple Garage Det		
Lot Size:	6.42 Acres		
Lot Feat:	Beach, Cleared, Few Trees, Gazebo, Lake, Garden, Landscaped, Paved, Pie		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	URBAN RESERVE
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: gazebo, 2 green houses, 2 sheds

GREAT OPPORTUNITY TO HAVE AN ACREAGE CLOSE TO TOWN! 6.42 acres located right on the lake.... the POTENTIAL is AMAZING! You have an amazing view in this desired location. You could buy it, live in it, up grade it, or subdivide, or both. The land is great for gardens, or growing your family. You have the shop of your dreams, 40 x 26 garage/ shop with 2 overhead doors, and 2 beautiful attached green houses. one is 40 x 16, the other is 20 x 9. You also have another incredible shop, 20 x 65. both have cement floor. You also get an 18 ft octagan gazebo, perfect for enjoying the out doors. There is a watering system for the gardens, and covered patio. Inside this home has had many upgrades and features hardwood flooring in the living room, huge master bedroom with en suite, and main floor laundry. The kitchen is open to the living room and patio. The main bath is huge with soaker tub and shower. The full basement has vinyl plank flooring and is great for entertaining or family time. You must view this property to appreciate all it has to offer. Book your appointment today.