

\$645,000 - 18 West Country Boulevard, Rural Clearwater County

MLS® #A2063310

\$645,000

2 Bedroom, 2.00 Bathroom, 1,556 sqft
Residential on 2.57 Acres

West Country Estates, Rural Clearwater
County, Alberta

Do your dreams include a custom log home in the West Country that backs onto a trout creek? With a shop, garden, greenhouse? This 2017 log home bungalow features an open floor plan, a Blaze King â€˜Princessâ€™™ Wood Stove, & plenty of custom accents! The custom shop / garage was built from 2 seacans & has room for your projects, vehicles & toys. Plus a greenhouse & large garden area! Backs directly onto Alford Creek! Situated in a small, quiet subdivision with amazing views all around!

Built in 2017

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2063310 |
| Price | \$645,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,556 |
| Acres | 2.57 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |



Community Information

| | |
|-------------|---------------------------|
| Address | 18 West Country Boulevard |
| Subdivision | West Country Estates |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T 2A3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 10 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home, Natural Woodwork, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s) |
| Appliances | Gas Range, Refrigerator, Tankless Water Heater |
| Heating | Forced Air, High Efficiency, Wood Stove |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Has Basement | Yes |
| Basement | Crawl Space, None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Rain Gutters |
| Lot Description | Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Garden, Lawn, Landscaped, Level, Native Plants, Private, Street Lighting |
| Roof | Metal |
| Construction | Log |
| Foundation | None |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 5th, 2023 |
| Days on Market | 654 |
| Zoning | CR |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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