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

MLS® #A2063310

#### \$645,000

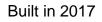
2 Bedroom, 2.00 Bathroom, 1,556 sqft Residential on 2.57 Acres

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 †Princess' 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!







#### **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
Туре	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	686
Zoning	CR

# Listing Details

Listing Office PG Direct Realty Ltd.

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