

# \$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!

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	641
Zoning	CR

## Listing Details

Listing Office	PG Direct Realty Ltd.
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