

**18 WEST COUNTRY Boulevard**  
**Rural Clearwater County, Alberta**

**MLS # A2063310**



**\$645,000**

<b>Division:</b>	West Country Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,556 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	2.57 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaping		

**Heating:** High Efficiency, Forced Air, Wood Stove

**Floors:** Hardwood, Vinyl

**Roof:** Metal

**Basement:** Crawl Space, None

**Exterior:** Log

**Foundation:** None

**Features:** Natural Woodwork, No Smoking Home, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 17-36-7-W5

**Zoning:** CR

**Utilities:** -

**Inclusions:** N/A

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!