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50 A&B, Owl Canyon Road Rural Clearwater County, Alberta

MLS # A2209656



\$665,000

Division:	Owl Canyon Estates				
Type:	Residential/House				
Style:	Acreage with Residence, Bungalow				
Size:	1,219 sq.ft.	Age:	1978 (47 yrs old)		
Beds:	4	Baths:	2		
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front				
Lot Size:	6.70 Acres				
Lot Feat:	Creek/River/Str	eam/Pond			

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	19-40-6-W5
Exterior:	Mixed	Zoning:	CRA
Foundation:	Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Pho

Features: Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Skylight(s)

Inclusions: 2 garage remotes, cell phone booster, 3 - fridges, electric stove, 2 gas stoves, 2 washers, 2 dryers, window coverings, 2 dishwashers, green house, 2 tarp sheds, gas fireplace, furnishings in basement and cabin, 3 sheds

WOW! What an opportunity is found here!! This acreage is located just minutes from Rocky. Acreage is zoned CRA. The property features a well built fully developed bungalow with a walk-out basement....3 bedrooms/1 baths on the main floor, one bedroom one bath in the basement. The basement also features a kitchenette, The main floor has hardwood floors, lots of large windows and a completely updated kitchen. Laundry is in the basement. Out side there is a large double attached garage....decks and a well treed and landscaped yard. The second home was built in 2010....two bedrooms/one bath/laundry. Both homes have individual septic tanks. The water well is shared. Parcel size 6.7 acres.....just off pavement....close to golf course.