

**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		

<b>Heating:</b>	High Efficiency, Forced Air, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	17-36-7-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	CR
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, No Smoking Home, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)		

**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!