

# **\$875,000 - 12 Boundary Boulevard, Rural Clearwater County**

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MLS® #A2190724

**\$875,000**

2 Bedroom, 2.00 Bathroom, 1,830 sqft  
Residential on 4.72 Acres

NONE, Rural Clearwater County, Alberta

Just under 5 acres this parcel, your piece of paradise, very close to crown land and 3 bodies of water - Swan Lake , Tay River, Alford Lake and walking distance to the Clearwater River. Enjoy your own private space with plenty of trees and park-like landscaping with walking trails throughout . Pride of ownership shows in this property. The main floor of this log home offers European kitchen with an island, and coffee nook. Living /dining room area has open beam vaulted ceiling and floor to ceiling windows letting in tons of natural light and warmth. Wood burning fireplace makes this space cozy and inviting. The loft area serves as the primary suite with office space and 4 piece ensuite with jetted tub. Imagine waking up to the views from the wall of windows. The den/family room is a great space for entertaining or a games room. This home also has been wired for a generator so no worries in a power outage. 26x28 detached garage now has natural gas to it. Did I mention the newer built shop? Wait until you see it. 34x36 overhead heater shop with 14 ft door to store you favorite toys or RV. This space is great for the shed party to watch the hockey/football game or tinker on that new project. There is also room for friends and family to camp with camping stalls behind the house. Enjoy all the activities: quadding, snowmobiling, hiking, fishing ,horse back riding just to name a few ,



right from your "back door" .Zoned CRA so you could have a critter or two . The peace and quiet will welcome you as you make this home.

Built in 1998

### **Essential Information**

|                |   |
|----------------|---|
| MLS® #         | A2190724                                  |
| Price          | \$875,000                                 |
| Bedrooms       | 2   |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2   |
| Square Footage | 1,830                                     |
| Acres          | 4.72                                      |
| Year Built     | 1998                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 12 Boundary Boulevard   |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0M0                 |

### **Amenities**

|              |                        |
|--------------|------------------------|
| Utilities    | Natural Gas Connected  |
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, See Remarks |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer                |
| Heating           | Fireplace(s), Forced Air  |

|                 |  |
|-----------------|--|
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Insert, Living Room, Mantle, Stone, Wood Burning |
| Has Basement    | Yes  |
| Basement        | Crawl Space, See Remarks                         |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Other, Private Yard, RV Hookup   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Gazebo, Landscaped, Lawn, Private, Treed, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Wood Frame, Log  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 28th, 2025 |
| Days on Market | 88                 |
| Zoning         | CRA                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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