

# **\$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	77
Zoning	CRA

## Listing Details

Listing Office	CIR Realty
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