



62076 James River Road , Rural Clearwater County, Alberta - \$1,750,000



Main Photo

Property Description

For more information, please click the "More Information" button.

Scenic 90.5 acre farm 20 minutes NW of Sundre, Alberta with a half mile riverfront on the James River. This is very well set up for a small livestock operation / hobby farm. The main home is a 2874 Sq Ft, 2008 custom built one and a half storey house with oversized double attached garage, ICF basement, and Hardieplank siding. The main floor has 9 ft. ceilings and lots of windows to let in an abundance of natural light and giving great views of the beautiful landscape. This house has 5 bedrooms. The 2 upstairs bedrooms both have their own 4 piece ensuite bathrooms. There are 2 bedrooms on the main floor (one of which is currently used as an office), and one large bedroom in the basement. There are a total of 3 - 4-piece bathrooms and 1 - 3-piece bathroom. Both the basement and garage have underfloor heat. There is a wrap-around deck on the South and West sides of the house. The garage has a large bonus room above it, currently used as a recreation room. There is also a second house on the property, a 1965 built 1137 Sq

Ft bungalow on a concrete block basement currently rented to an excellent tenant on a month to month basis. There is a 28 x40 ft. heated and insulated shop, a 16 x32 ft open front storage shed, 2 garden sheds and a small greenhouse. There are approx. 45 acres of productive pasture and beautiful gardens including a large fenced vegetable garden, and 45 acres of recreational land near the river. It has good corrals, 5 smaller paddocks, pumphouse with 3 livestock waterers, good livestock shelters, and good fencing. The property has a series of managed trails near the river for recreation - walking, fishing, swimming, camping, riding. This is a once-in-a-lifetime chance to own a beautiful parcel with 2 well kept homes and prime pasture and recreation land in central Alberta.

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