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# 11, 4147 Highway 587
# Rural Mountain View County, Alberta

## MLS # A2347017

# $799,000

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|---|---|---|---|
| **Division:** | James River | | |
| **Type:** | Residential/House | | |
| **Style:** | 1 and Half Storey, Acreage with Residence | | |
| **Size:** | 1,862 sq.ft. | **Age:** | 2007 (19 yrs old) |
| **Beds:** | 2 | **Baths:** | 1 full / 1 half |
| **Garage:** | Additional Parking, Driveway, Front Drive, Gravel Driveway, Off Street, RV Ac | | |
| **Lot Size:** | 5.04 Acres | | |
| **Lot Feat:** | Back Yard, Many Trees, Private, Rectangular Lot | | |

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|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | Well |
| **Floors:** | Carpet, Laminate, Tile | **Sewer:** | Septic Field, Septic Tank |
| **Roof:** | Metal | **Condo Fee:** | - |
| **Basement:** | Crawl Space | **LLD:** | 23-34-4-W5 |
| **Exterior:** | Log | **Zoning:** | 11 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, See Remarks, Storage | | |

**Inclusions:** Fridge in laundry room, Ceiling Fans, TV mounts, TV in Living Room, Pool table and log bed upstairs, Furniture in guest suite, Craftsman ride on mower, Suzuki Sidekick with plow, 5th wheel trailer, 3 metal sheds, teepee.

Escape to the peace and beauty of the countryside with this beautifully crafted log home situated on 5 scenic acres in the desirable River Valley Estates subdivision. Offering over 1,800 sq. ft. of living space, this charming property combines rustic character with modern comforts, including high-speed internet and a cozy wood-burning stove. Inside, you’ll find recently updated lvp flooring, vaulted ceilings, and a stunning log staircase leading to a spacious loft area. The well-appointed kitchen features a stone-accented island with granite countertops, creating the perfect gathering space. The home offers 2 bedrooms and 1.5 bathrooms, thoughtfully designed for comfortable rural living. Step outside to enjoy the covered front porch, rear deck, and fire pit area, all designed to take full advantage of the natural surroundings. A durable low-maintenance steel roof adds peace of mind for years to come. The property is well-equipped with an impressive 18’ x 29’ shop, several additional outbuildings, and a fully furnished guest cabin complete with two custom single log beds. Unique outdoor features include a picturesque man-made pond, a teepee nestled in the meadow, and abundant wildlife that frequently visits the area. Located just 20 minutes from Sundre and only minutes from excellent fishing on the Red Deer River, this one-of-a-kind acreage offers the perfect balance of privacy, recreation, and rural living.

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