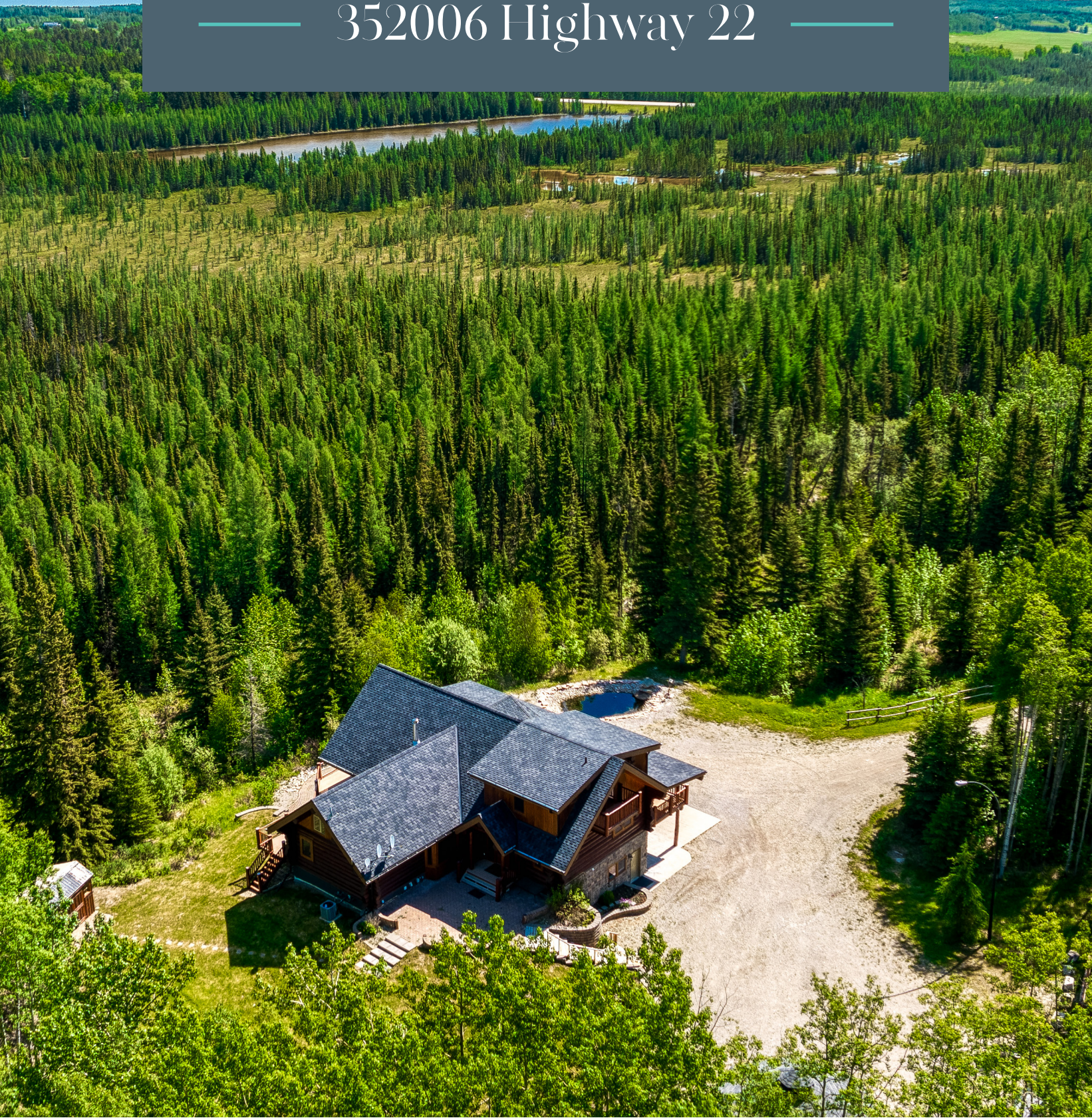
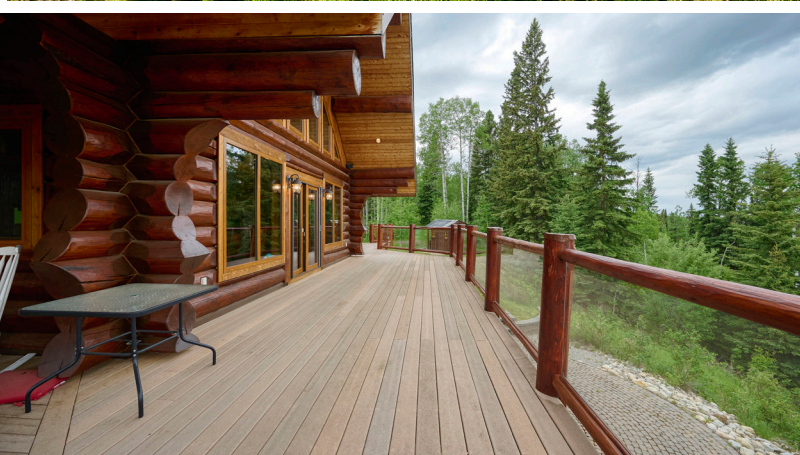


POPOWICH & COMPANY

PROUDLY PRESENTING

— 352006 Highway 22 —





THE ESSENTIALS

ADDRESS	352006 Highway 22
CITY	Rural Clearwater County
BUILDING TYPE	Institutional
ZONING	P-Institutional, A-Agricultural
YEAR BUILT	2007
SIZE	152 Acres
CONSTRUCTION	Log, Wood Frame
TAX/YEAR	\$8,986.00/2021

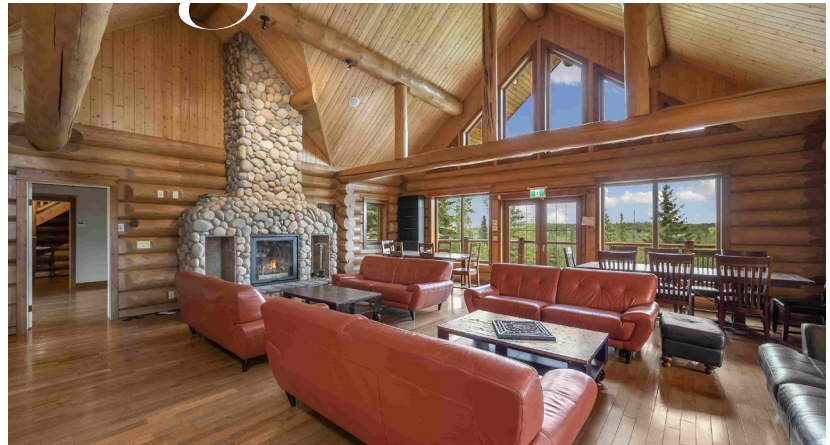
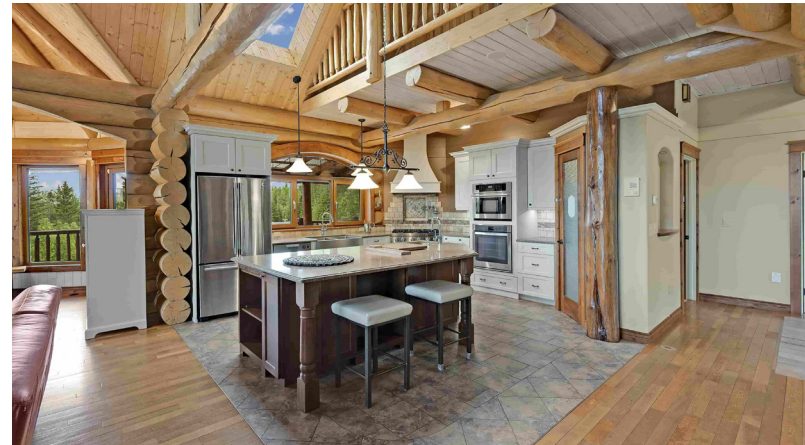
HIGHLIGHTS:

- Approx. 134 Acres Zoned Agricultural
- Approx. 18 Acres Zoned Institutional
- Hiking and Quad Trails
- Private Lake
- Heavily Forested Area
- 15 Minutes to Sundre
- Private/Secluded

POSSIBLE USES: Addiction Treatment & Recovery, Corporate Retreat Centre, Camp



Main Building



THE ESSENTIALS

BUILDING TYPE	Walkout Basement w/Loft
BEDROOMS	5
BATHROOMS	3 Full, 1 Half
SIZE	3251 sf
HEATING	Boiler, Fan Coil
EXTERIOR	Log
CONSTRUCTION	Wood Frame
BASMENT	Finished, Walk-Out
KITCHEN	2 - Main Floor, Basement
FIREPLACE	1 - Main Floor
LAUNDRY	1 - Basement

HIGHLIGHTS:

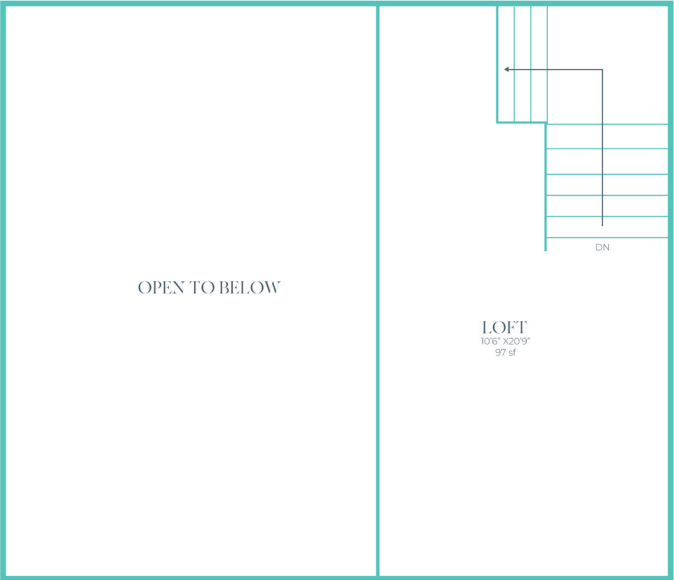
- Stone Fireplace
- Open Floor Plan
- Office Space
- Stainless Steel Appliances
- Ample Storage Space
- Large Deck
- Multiple Loft Space
- Large Windows
- High Ceilings

FLOOR PLANS

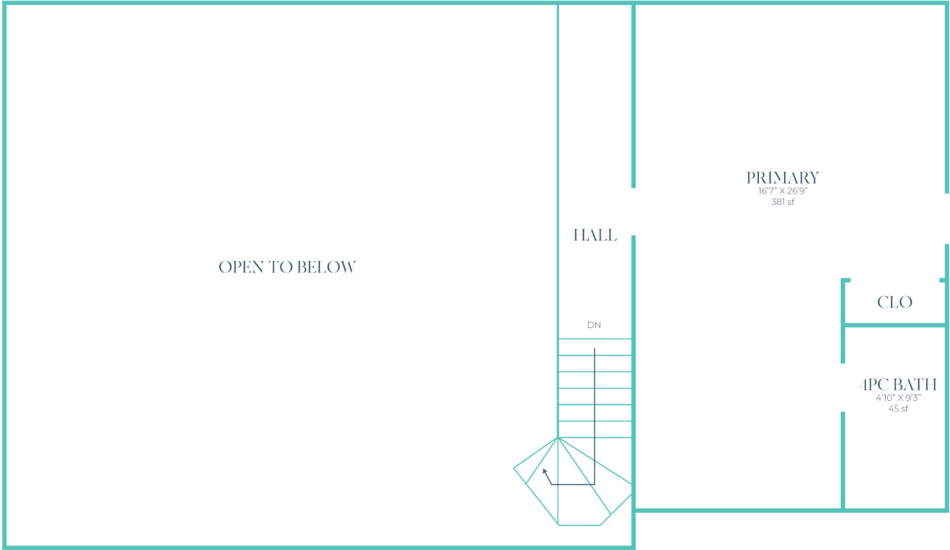
MAIN FLOOR



LOFT



2ND FLOOR



BASEMENT





THE ESSENTIALS

CABIN ONE

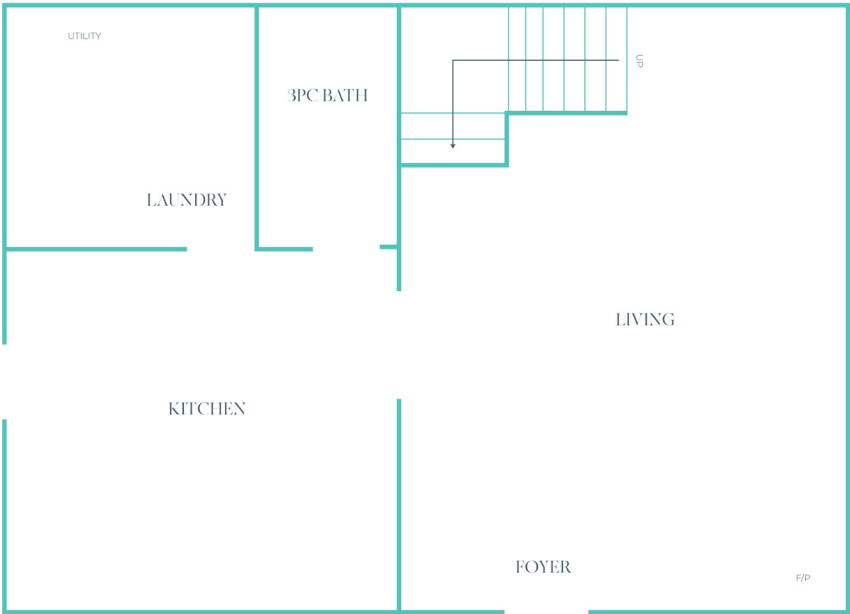
SIZE	818 sf
BEDROOMS	1
BATHROOMS	1 Full
HEATING	Boiler, Fan Coil
EXTERIOR	Log
CONSTRUCTION	Wood Frame
BASMENT	None
KITCHEN	1 - Main Floor
LAUNDRY	1 - Main Floor

CABIN TWO

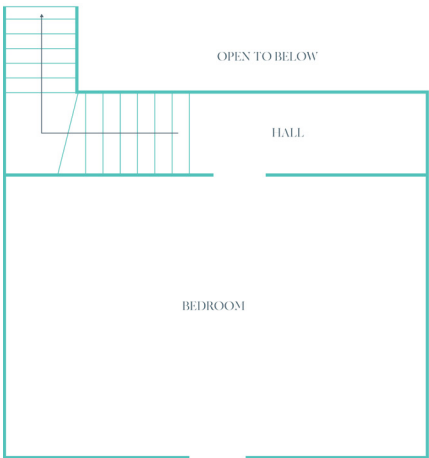
SIZE	584 sf
BEDROOMS	4
BATHROOMS	1 Full
HEATING	Boiler, Fan Coil
EXTERIOR	Log
CONSTRUCTION	Wood Frame
BASMENT	None

FLOOR PLANS

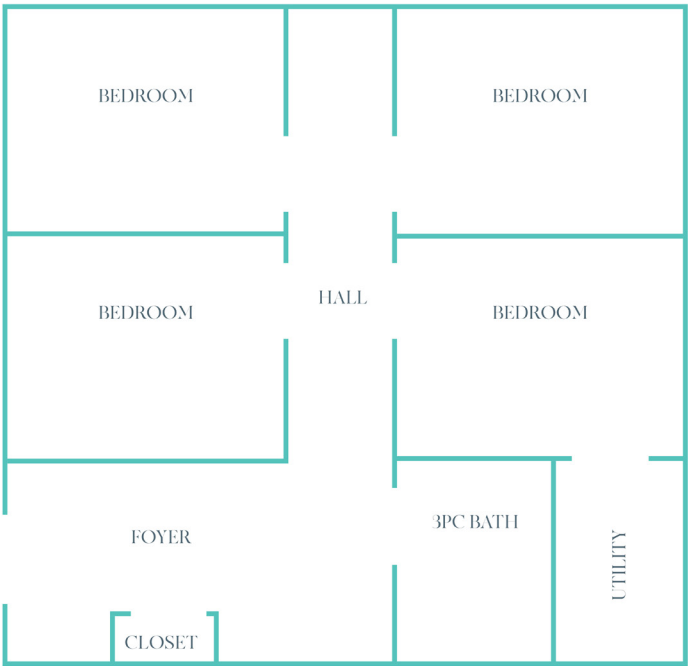
MAIN FLOOR
CABIN 1



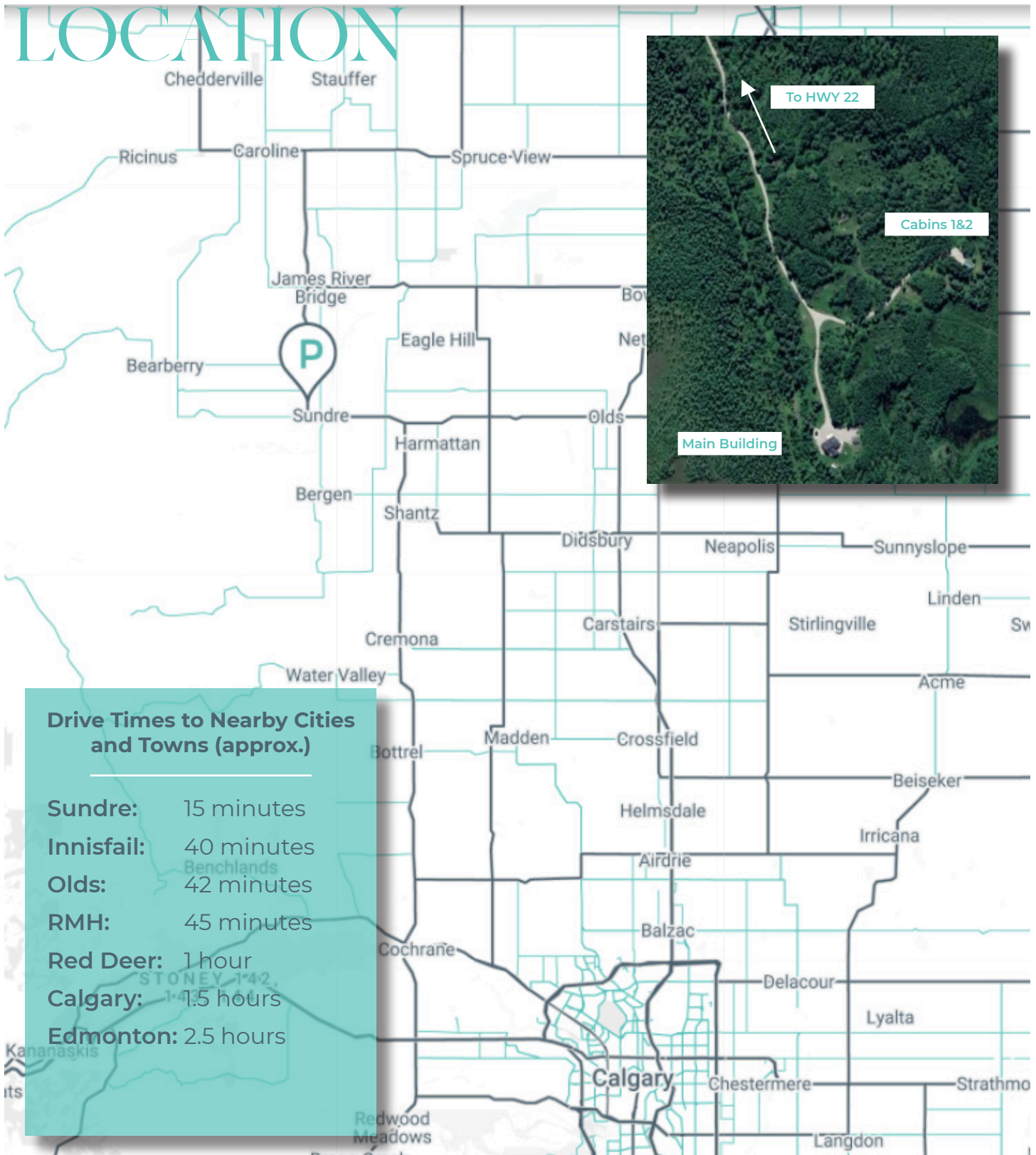
2ND FLOOR
CABIN 1



CABIN 2



LOCATION



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expTM
REALTY