

\$475,000 - 345049 Range Road 5-1, Rural Clearwater County

MLS® #A2062553

\$475,000

3 Bedroom, 2.00 Bathroom, 1,228 sqft
Residential on 4.99 Acres

N/A, Rural Clearwater County, Alberta

THE PERFECT RECREATIONAL PROPERTY FOR YOU Welcome to this amazing 4.99 Acre rustic, rural, recreational property. This is your new place to dream, build, make memories, connect with nature, and live simply while getting away from the city. All the utilities are trenched underground, no trees were cut and there are no hanging wires and cables to disrupt the pristine forest views. There is a wide variety of shrubs and trees as well as clear pasture land great for horses or other livestock. Wide open spaces for playing and deep forested areas for exploring and easter egg hunts. Great well water, clear and clean tasting. Garden area with yellow raspberries, vegetable beds and perennials. Wild -life fenced in backyard play area with custom made play structure for kids. Large fire pit area. Large shed close to the house is great for storage. Upon entering this well maintained home you will find two very nicely sized bedrooms perfect for your children or hosting guests, and a four piece bathroom just beside those rooms. To the left you will enter the living room that is filled with natural light all day long through the big window which also provides an amazing view of your new land all day long. To the right of the living room is the wood burning stove and the spacious kitchen and eating area. Continuing forward you will find a custom built desk space and the utility room/mud room. Then straight on is the



master bedroom with a massive window overlooking the green and beautiful property, with a connecting 4 piece on-suite bathroom. The James River Bridge Store (gas, hardware, groceries, liquor store) is located only 6km away. This property is located only 20 minutes from the towns of Sundre and Caroline, while also 20 minutes from Glennifer Lake where you can swim, boat, sail and fish. 45 minutes From Olds and Innisfail, 1 Hour from Red Deer and 1 1/2 hours to Calgary. The roof (asphalt shingle) was replaced two years ago (2021).

Built in 1999

Essential Information

MLS® #	A2062553
Price	\$475,000
Sold Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,228
Acres	4.99
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	345049 Range Road 5-1
Subdivision	N/A
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1C0

Amenities

Parking Spaces	4
Parking	Outside, Stall, Unpaved

Interior

Interior Features	No Smoking Home
Appliances	Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, No Neighbours Behind, Level, Many Trees, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 6th, 2023
Date Sold	May 31st, 2024
Days on Market	330
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LANDAN REAL ESTATE
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