

\$482,500 - 404047b Range Road 7-2, Rural Clearwater County

MLS® #A2084018

\$482,500

4 Bedroom, 2.00 Bathroom, 1,196 sqft
Residential on 3.15 Acres

NONE, Rural Clearwater County, Alberta

3.15 private acreage on the end portion of a no exit road is the perfect new place to call home. This Modified bi-level home upstairs you will find 2 bedrooms, 1 bathroom, open style floor plan with new paint, hardwood floors on main level as well as new flooring in kitchen and up stairs, updated kitchen with large kitchen island and breakfast bar seating. Downstairs is a great cozy family room with wood burning stove and a kitchenette to that could easily be used as a bar. 2 bedrooms are included downstairs as well as Laundry room, basement separate entry and full bathroom. On a beautiful pathway walk are two finished cabins for someone to create and make their own with so many options. There are 2 storage sheds, 2 wood storage sheds, fruit trees that make a great little orchard and blue rock graveled pull thru driveway and a bonus New septic tank and pump, and new 7 line field system installed in 2019. This is the perfect place to start country living !

Built in 1977

Essential Information

MLS® #	A2084018
Price	\$482,500
Sold Price	\$475,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,196
Acres	3.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modified Bi-Level
Status	Sold

Community Information

Address	404047b Range Road 7-2
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

Amenities

Parking	RV Access/Parking
---------	-------------------

Interior

Interior Features	No Smoking Home
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Fruit Trees/Shrub(s), Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Cedar, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2023
Date Sold	May 17th, 2024
Days on Market	185
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.