

\$399,000 - 392048/392050 Range Road 8-0, Rural Clearwater County

MLS® #A2086613

\$399,000

3 Bedroom, 1.00 Bathroom, 1,215 sqft
Residential on 2.85 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your starter acreage!! This quaint acreage has everything you need to get started on your own homestead. The older home has "good bones" with 3 bedrooms/1 bathroom , all it is seeking is your updates and personal touches. Driving down the winding driveway you will be pleasantly surprised how private and secluded this home is nestled in the trees. It has a second set of services for family to have their own place, close for compassionate care or place an RV there.. The shop has a gas heater and dust control unit for all of your wood working or mechanical projects. Quading and walking trails run all through the property. Excellent location close to the river for kayaking, close to Pinehill Golf course for some of the best golfing in central AB and only minutes to Rocky Mountain House for all of the amenities. Come have a look at your new home!!

Built in 1950

Essential Information

MLS® #	A2086613
Price	\$399,000
Sold Price	\$369,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,215
Acres	2.85
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	392048/392050 Range Road 8-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A4

Amenities

Parking	Garage Door Opener, Gravel Driveway, Parking Pad
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Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Wood Windows
Appliances	Gas Range, Portable Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Pellet Stove
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Brush, Lawn, Many Trees, Wooded
Roof	Asphalt Shingle
Construction	Mixed, Wood Siding
Foundation	Other

Additional Information

Date Listed	October 9th, 2023
Date Sold	June 12th, 2024
Days on Market	246
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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