

\$462,000 - 401035a Range Road 6-1, Rural Clearwater County

MLS® #A2122344

\$462,000

3 Bedroom, 2.00 Bathroom, 2,230 sqft
Residential on 7.19 Acres

NONE, Rural Clearwater County, Alberta

When your lifestyle demands more space for family and maybe for driving your rig home , then this may be the perfect scenario . The enticing view of this high land property will have you drive up the hard packed gravel lane way that leads to the wide turnabout and side lane parking close to the home. A property that offers substance , privacy, peace on 7.19 acres zoned CRA. Close access to highway 598 and 12 and still only 15-20 minutes east of Rocky Mountain House. The 2002 Modular Home is meticulously maintained, neat and tidy. Entire home repainted and all flooring changed to vinyl plank(2021). Starting at the South east end of the home is what was 2 bedrooms now converted to one large bedroom with 2 closets.(could be converted back) Next room is a 4 pcs. bathroom conveniently across from the front entry. Then we come into the bright open concept area with vault ceiling is the large living room, dining room and spacious kitchen with moveable island. Heading to the north west end is the Den or Theatre room that provides the perfect setting for endless family times together . For the added ambiance the theatre room opens into the addition. The addition (2009) well planned for a back entry space that is warm and cozy the pellet burning stove provides. The sloped ceiling assists in additional heat rising into the home. In this addition is also a bedroom and another room that provides as a



pantry and extra storage. The north west end of the home presents the Primary large bedroom, a walk-in closet plus a separate 4 pcs. en-suite. The exterior of the home offers 48 ft. by 12 ft. railed deck, with gazebo . Landscaped yard with raised flower beds , 2 large sheds and yard light on the electrical pole finishes this fine package. Property offers great locations for that custom shop/garage or animal shelters the way you would like it to utilize them how you would like. Modular is on Screw steel pilings and welded to the frame.

Built in 2002

Essential Information

MLS® #	A2122344
Price	\$462,000
Sold Price	\$446,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,230
Acres	7.19
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Sold

Community Information

Address	401035a Range Road 6-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

Amenities

Parking	Aggregate, Driveway, Front Drive, Other, Outside, Parking Pad, RV
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Access/Parking

Interior

Interior Features	Bookcases, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener
Heating	Forced Air, Natural Gas, Pellet Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Circulating, Family Room, Free Standing, Glass Doors, Pellet Stove
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Gazebo, Front Yard, Garden, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	April 11th, 2024
Date Sold	July 19th, 2024
Days on Market	99
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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