

\$899,000 - 405039 Range Road 5-5, Rural Clearwater County

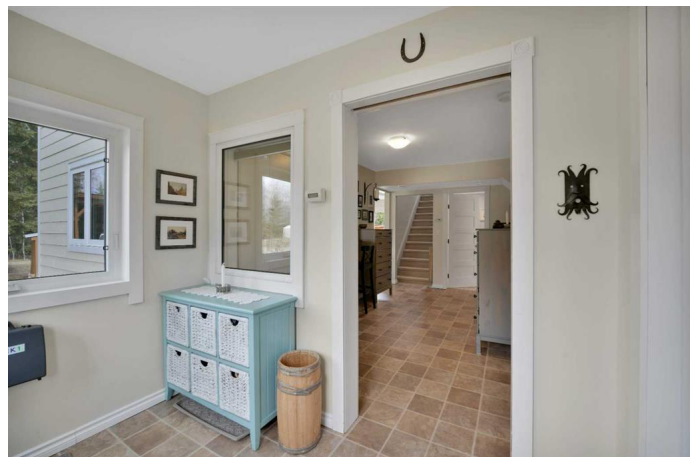
MLS® #A2127460

\$899,000

4 Bedroom, 4.00 Bathroom, 3,052 sqft
Agri-Business on 80.00 Acres

NONE, Rural Clearwater County, Alberta

A must see, private 80-acre parcel at the end of a No Exit road, located north of Leslieville and approximately 20 min. NE of Rocky Mountain House. This property is set up for horses and as a hobby farm. Outbuildings include a 3 space carport, chicken coop, large equipment shed for storage of ATV's etc. with adjoining insulated storage and dog kennel, barn with tack room and workshop, greenhouse, small animal shelter, treehouse, and small toy shed. The barn is currently set up as a Blacksmith's forge with metalworking area but can easily be turned back into stables for horses or other livestock. All outbuildings have power, and the barn has 220V as well. The parcel is perimeter fenced on 3 sides, cross-fenced to provide 8 separate pastures and more can easily be added. There are 2 stock waterers on the property (one used year around, one seasonal). Water and power hook ups for RVs, and an additional natural gas line for a future shop or garage. This property has 2 oil leases, nicely situated away from the house and generating \$8,610 per year in revenue. This ideal set up is complimented by a spacious and move-in ready home. The main house is approximately 2524 sq.ft. The house was started in 1972 and expanded on in 1986. In 2014, the owner added on to the home to provide a large kitchen/dining area, a mud room, a bonus room above the dining room, a



walk-in closet in the master bedroom, and a 3rd bedroom. The siding, windows, doors, shingles and approx. 50% of the original electrical (incl. electrical panel) and plumbing were also upgraded in 2014. The home offers a bright and open floor plan and a modern farm décor. The main floor foyer leads you to the large kitchen and dining room on one side. On the other side, you will find a spacious living room with a lava rock wood burning fireplace with a high efficiency insert just installed. (Part of the living room could be converted back to a 4th bedroom with direct access to the main level bathroom). The attached 528 sq.ft. guest quarter was added on in 2017. This fully self-contained space with in-floor heat, is perfectly set up for generational living, an ideal retreat for guests, or has the potential to generate revenue. The wrap around deck accommodates access for the main house and guest quarters. Other upgrades include new hot water heater, high efficiency furnace and top-of-the-line boiler system, all installed in 2021. Pressure tank and well pump was replaced in 2019/2020. The property is beautifully landscaped with various ornamental trees and flowering bushes providing vibrant autumn colors. There are various fruit trees / bushes and Hops in the Orchard / Beer Garden behind the barn. Numerous low-maintenance flower beds with perennials / flowering bushes and a rock garden with fountain completes the yard. Around half the property is treed with nice trails throughout for walking and riding horses or ATVs. This property shows pride of ownership and must be seen to be truly appreciated

Built in 1972

Essential Information

MLS® #

A2127460

Price	\$899,000
Sold Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,052
Acres	80.00
Year Built	1972
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	405039 Range Road 5-5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T2A1

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Carport

Interior

Heating	Baseboard, Boiler, In Floor, Fireplace(s), Natural Gas
Basement	None

Exterior

Roof	Asphalt
Foundation	Slab

Additional Information

Date Listed	May 1st, 2024
Date Sold	October 11th, 2024
Days on Market	163
Zoning	AG

HOA Fees 0.00

Listing Details

Listing Office RE/MAX real estate central alberta - RMH

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