

\$498,500 - 401075 Range Road 5-5, Rural Clearwater County

MLS® #A2127861

\$498,500

3 Bedroom, 2.00 Bathroom, 1,088 sqft
Residential on 5.00 Acres

NONE, Rural Clearwater County, Alberta

Private 5 acres with a 2007 mobile home and your dream 42x60â€™™ shop with an amazing man cave or entertaining space above! This acreage has been well set up and awaits your finishing touches! Take in the beautiful views and enjoy the peaceful setting with no immediate neighbours. A large buffer of spruce trees lines the west perimeter and numerous other trees along the boundaries. The home has been well maintained and recently updated with new carpeting in the bedrooms and living room. The natural light shines through the large windows and allow for great views facing SE. The entry of the home has a coat closet. The open concept living/dining/kitchen area with vaulted ceilings feels spacious and welcoming. On one end of the home is the primary bedroom with a full ensuite and on the other end are two bedrooms (one is quite a bit larger if you need a room to share) and another full bathroom. Outside you can enjoy patio and bbq season on the front deck! The 42x60 shop is fully finished, has two overhead doors (14x14 and 16x14), 6â€• concrete, radiant heating, a full bathroom with laundry and a large partially finished cold room. Above the shop is an incredible set up with a partial kitchen, living room featuring a gas fireplace that heats the space and a bedroom/office space. Vaulted ceilings finished in a beautiful wood accent, custom lighting and numerous windows



complete this space. Additionally there is a 22x40 pole shed with a 16x30 lean-two. In 2012 new shingles, siding, skirting and some windows were replaced. A potential pasture area on the north side of the property has a waterer that just needs to be finished. Five acres zoned CRA so this could make a wonderful acreage for the hobby farmer or horse lover. Come and see what acreage living in beautiful Clearwater County has to offer you!

Built in 2007

Essential Information

MLS® #	A2127861
Price	\$498,500
Sold Price	\$488,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	5.00
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	401075 Range Road 5-5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M1H0

Amenities

Parking	Quad or More Detached
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Interior

Interior Features	Ceiling Fan(s), High Ceilings, See Remarks, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Other
Basement	None

Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Gentle Sloping, Many Trees, Pasture, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding
Foundation	Block

Additional Information

Date Listed	May 3rd, 2024
Date Sold	June 4th, 2024
Days on Market	31
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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