\$465,000 - 380072 Range Road 5-4, Rural Clearwater County

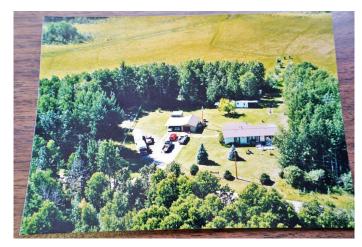
MLS® #A2131523

\$465,000

3 Bedroom, 2.00 Bathroom, 1,674 sqft Residential on 5.04 Acres

NONE, Rural Clearwater County, Alberta

Very private acreage at the end of a no exit road, south of hwy 11 in the Alhambra area, with original owners. 1674 sq ft manufactured home is warm and welcoming and shows fantastic. Cozy family room off the main entrance with a free standing gas stove. Open kitchen /dining area with convenient central island, pantry and patio doors out to the back deck. Big living room with a large east facing window and access out to the front concrete patio. 3 bedrooms including the primary with a walk-in closet and 3 piece ensuite. Home has been well maintained with many upgrades throughout. Outside is a single detached heated garage with an attached carport, a 16x40' metal clad cold storage building, garden shed with a cement floor, cooler building perfect for the hunter with 1/2 insulated for meat hanging and 1/2 set up as a cutting room. There's also a cute one-room cabin, originally from Nordegg, one room and furnished for extra overnight guests. Yard is nicely landscaped and treed with no neighbours in sight, fire pit area, raised garden beds, back deck and front concrete patio gives you the option of sun or shade. Property is perimeter fenced with pipe corrals and zoned for animals. New septic tank pump and alarm in 2023, new skirting in 2023 and metal roof is 15 years old.







Essential Information

MLS® # A2131523
Price \$465,000
Sold Price \$460,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,674
Acres 5.04
Year Built 1976

Type Residential Sub-Type Detached

Style Acreage with Residence, Double Wide Mobile Home

Status Sold

Community Information

Address 380072 Range Road 5-4

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T0M 0P0

Amenities

Parking Carport, Single Garage Detached

Interior

Interior Features Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Family Room, Free Standing, Gas

Basement None

Exterior

Exterior Features Fire Pit, Private Yard, Storage

Lot Description Back Yard, Front Yard, No Neighbours Behind, Landscaped, Private,

Treed

Roof Metal

Construction Vinyl Siding

Foundation Piling(s)

Additional Information

Date Listed May 14th, 2024

Date Sold June 4th, 2024

Days on Market 20

Zoning CRA

HOA Fees 0.00

Listing Details

Listing Office RE/MAX real estate central alberta - RMH

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