

\$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.

Built in 1976



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
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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
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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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