

\$449,000 - 380075 Range Road 4-4a, Rural Clearwater County

MLS® #A2139434

\$449,000

5 Bedroom, 1.00 Bathroom, 1,220 sqft
Residential on 9.92 Acres

NONE, Rural Clearwater County, Alberta

Almost 10 acres! Newly subdivided acreage with heritage home and outbuildings, all set up for animals. The new Title is at the registry office and should be finished up in a couple weeks. The home boasts hardwood floors, large main floor living with a bedroom or office on the main floor as well as the 4 piece bathroom. The Upper floor hosts the 4 other bedrooms and also features the hardwood floor throughout. This acreage has a single car, metal-clad garage with power and gravel floor as well as a large older barn with stalls, and multiple other outbuildings. The east fenceline will need to be adjusted to line up with the new survey but there are a few pastures fenced off for grazing and an autowaterer. An older extra large garden spot could be revived and there are many mature fruit trees as well as lilac and other perennial flowering plants.

Built in 1939

Essential Information

MLS® #	A2139434
Price	\$449,000
Sold Price	\$445,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1



Square Footage	1,220
Acres	9.92
Year Built	1939
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	380075 Range Road 4-4a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1B7

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Single Garage Detached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Fruit Trees/Shrub(s), Pasture, Private, Treed, Views
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 28th, 2024
Days on Market	21

Zoning	CRA
HOA Fees	0.00
Listing Details	
Listing Office	Century 21 Westcountry Realty



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