

\$825,000 - 380067 Range Road 5-0, Rural Clearwater County

MLS® #A2139540

\$825,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 160.00 Acres

NONE, Rural Clearwater County, Alberta

Full quarter, working farm with 2 residences in the Evergreen area. First home is 1 1/2 storey, 1090 sq ft built in 1942 and renovated in 1980 with new windows, insulation and exterior. 2 bedrooms and 1 bathroom. Second residence built in 1968, bungalow on a cinder block walkout basement. 689 sq ft on the main level with 2 bedrooms and 2 bathrooms. Property is serviced with 2 drilled wells, one shared between the residences and one for livestock, shared septic and NG. The homes share a nicely landscaped yard with mature trees and a large garden spot plus a mountain view. Newer 30x36' shop, metal clad inside and out with one overhead door and overhead radiant heat. Large 3 sided equipment storage building, older detached double garage, small barn, chicken coop, numerous small farm outbuildings and a corral set up. Approximately 70 acres arable and currently in crop on the south end of the quarter, remainder in pasture and trees with some low land on the east side. Surface lease income of approximately \$5200 from lease road along the south boundary and one well site.

Built in 1942

Essential Information

MLS® #	A2139540
Price	\$825,000



Sold Price	\$800,000
Bathrooms	0.00
Acres	160.00
Year Built	1942
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	380067 Range Road 5-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0P0

Interior

Appliances	Dryer, Gas Range, Refrigerator, Washer
Heating	Natural Gas
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Lot Description	Back Yard, Garden, Lawn, Low Maintenance Landscape, No Neighbours Behind, Pasture, Private, Views
Roof	Metal
Foundation	Perimeter Wall

Additional Information

Date Listed	June 7th, 2024
Date Sold	November 19th, 2024
Days on Market	164
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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