

\$380,000 - 404036 Range Road 5-2, Rural Clearwater County

MLS® #A2143638

\$380,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 4.12 Acres

NONE, Rural Clearwater County, Alberta

Follow your dreams of acreage living out to this private 4.12 acre parcel located only .5 of a km off of Highway 12 on a no exit road. Nestled within the trees, this parklike setting offers your family a mixture of pasture, mixed woods, wetland, natural forest, wildflowers and wildlife. An interconnecting trail system weaves through the property including a bridge and boardwalk that leads to greenspace, a tree swing, playhouse and a backyard firepit.

A 76x16 1996 SRI Mobile home with front deck built in 2021, is home for your family. The central living space houses a wood burning stove, laminate flooring and some kitchen renovations with new dishwasher in 2022. The bathrooms have been renovated with new toilets in 2024 as well as a new hot water tank and furnace in 2022. Lets not forget about the 24x36 heated shop that has a temperature controlled Calcana infrared heater with concrete floors and 220V . There is an adjacent carport and a fenced dog run with dog door to the heated shop. There's more! 2 outbuildings for storing feed or gardening supplies, large woodshed, 12 x 12 greenhouse, an insulated and electrified chicken coop with run, heated and plumbed stock waterer, crab apples trees and haskap and raspberry bushes. The property is fully fenced. Zoned CRA Wow!



Built in 1996

Essential Information

MLS® #	A2143638
Price	\$380,000
Sold Price	\$379,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	4.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	404036 Range Road 5-2
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Amenities

Utilities	Phone Connected, Propane
Parking	220 Volt Wiring, Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Garden, Many Trees, Native Plants, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	See Remarks

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 5th, 2024
Days on Market	13
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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