

\$618,000 - 372077 Range Road 7-1, Rural Clearwater County

MLS® #A2149920

\$618,000

1 Bedroom, 2.00 Bathroom, 1,344 sqft
Residential on 4.98 Acres

NONE, Rural Clearwater County, Alberta

The perfect spot on a quiet gravel road off of Hwy 22 between Rocky Mountain House and Caroline with no immediate neighbours, this 4.98 acre parcel is beautiful and peaceful.

Built in 2016, the 42 ft x 60 ft wood frame shop house with metal siding and roof is constructed on a five foot poured concrete perimeter foundation. Inside, you will find a heated 28 ft x 42 ft (1176 sq ft) shop with an oversized 16 ft chain hoist door and full 17 ft ceiling height - perfect for storing a holiday trailer, boat, cars, or toys.

The 32 ft x 42 ft (1344 sq ft) heated bottom main floor area is separated from the shop by a wall with an entrance door, and is comprised of a double bay garage area with 9 ft x 10 ft electric garage doors, a finished suite, 3-piece bathroom, and small kitchen area, and utility room - all with 10 ft ceiling height. Plenty of room for vehicles. Floor sumps, overhead NG-fired forced air heaters, and a 75 gallon hot water tank are also downstairs.

Exit the garage door to an exterior staircase with a generous wood balcony and enter the 32 ft x 42 ft (1344 sq ft) second floor family area. 10 ft vaulted ceilings, a large entry way and living room, kitchen with bar countertop, dining room, laundry room, and oversized master bedroom with walk-through closet to



5-piece bathroom, complete with tile and glass walk-in shower, jetted soaker tub, and double sinks. An abundance of PVC double glazed windows throughout the building bring in plenty of natural light all year round.

Additionally, the ample outdoor area features a beautiful custom constructed rock retaining wall encircling an outdoor fire pit, perfect for peaceful evenings spent watching the sun set over the mountains to the west. There is also a custom designed motocross / off-road track on the south side of the property, for hours of entertainment for kids and adults alike.

This acreage has a 160 ft well and On top of that, the services are already prepared for any future residential development. Part of the package are a 12 x 20 garden shed, free-standing greenhouse, and garden.

With access to the west country, rivers, and lakes right close by this is a one of a kind secluded gem !

Built in 2016

Essential Information

MLS® #	A2149920
Price	\$618,000
Sold Price	\$588,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,344
Acres	4.98
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	372077 Range Road 7-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T1A3

Amenities

Parking Spaces	4
Parking	Triple Garage Attached

Interior

Interior Features	Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees
Roof	Metal
Construction	Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 16th, 2024
Days on Market	29
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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