

\$774,900 - 363039 Range Road 6-1, Rural Clearwater County

MLS® #A2154188

\$774,900

5 Bedroom, 3.00 Bathroom, 3,778 sqft
Residential on 6.67 Acres

NONE, Rural Clearwater County, Alberta

WOW! 7 acres just north of Caroline, this home is incredible, built all above grade with an attached 40X60 shop with 16 ft. ceilings and a 30X40 lean-to. Ideal for a mechanic's shop off pavement. Every room in the home is spacious. As you enter the huge foyer there is an abundance of storage space including an office space entering the shop. The spacious living room leads to the kitchen and dining area with garden doors. The large U-shaped kitchen features granite countertops, maple cabinets, under mount granite sink, pantry, breakfast bar and stainless steel appliances. The laundry room, bathroom, bedroom, boiler utility room complete the main floor. Upstairs is the primary bedroom with walk-in closet & ensuite with a 2-person jacuzzi tub & stand-up shower. The large family room is the center of the 4 spacious bedrooms and 4-pce. main bath. The home is heated with in-floor heat on both floors with a high efficiency gas boiler. The covered veranda is on 2 sides of the home all concrete as well as walkways. The attached 40X60 shop with 16 ft. ceilings is ideal with concrete floor and roughed in for in-floor heat. The shop offers an office, storage room & mezzanine storage. Attached is also a 30X50 lean-to for extra parking and storage. New metal roof on house and shop, new hot water tank in 2021, new water well pump & pressure tank. The yard is fenced and cross- fenced for a pasture area for



horses including a horse shelter. The garden area is fenced and includes a garden shed. Updates include new well pump, pressure tank, wiring, new circulating pump on boiler system, serviced. This is an ideal 7 acres great for all your needs & minutes to town.

Built in 2008

Essential Information

MLS® #	A2154188
Price	\$774,900
Sold Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,778
Acres	6.67
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Sold

Community Information

Address	363039 Range Road 6-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1A3

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Quad or More Attached, 220 Volt Wiring, Garage Door Opener, Garage Faces Side

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Walk-In Closet(s), Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Natural Gas, Boiler
Cooling	None
Basement	None

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Fire Pit
Lot Description	Garden, Irregular Lot, Landscaped, Private, See Remarks, Treed, Pasture
Roof	Metal
Construction	Wood Frame
Foundation	Slab

Additional Information

Date Listed	July 31st, 2024
Date Sold	October 22nd, 2024
Days on Market	83
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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