

\$615,000 - 384040 Highway 22 Highway, Rural Clearwater County

MLS® #A2161264

\$615,000

5 Bedroom, 3.00 Bathroom, 3,363 sqft
Residential on 9.89 Acres

NONE, Rural Clearwater County, Alberta

NOW EVEN MORE RENOVATIONS & CLEAN-UP done here!!! This spacious **NEWLY & Extensively RENOVATED 3,363 Sqft 2 Story, 5 Bdrm&3 Bthrm Home** on a beautifully treed 9.89 ACRES!!& Conveniently located off PAVED Hwy 22, just mins to Rocky Mtn House. FOUNDATION had some PROFESSIONAL repairs & adjustments so the FLOOR is LEVELED & in tip top condition!, NEWLY POURED FRONT CONCRETE DECK & SIDE-WALK, NEW PAINT, FLOORING, LIGHT FIXTURES, NEW DRYWALLING. The NEWLY developed separate wing at the S end of the home has a separate Entrance, is HANDICAP Accessible with 2 Bdrms, 3 pc Bthrm& its own Laundry, great for Senior parents, older kids or add a wee Kitchenette for a completely separate Suite or BnB. SHINGLES done recently too!!& & This rest of this spacious home welcomes you into a large Foyer.& You can head to the Living Rm or the Family/Theatre Room, bragging a Murphy bed for extra guests or fun watching Movies on& Sleep-Over nights!!& The huge Country Kitchen w adjoining Dining Room is great space for entertaining, loving the cozy Wood stove. Next, is a super cool HOT TUB Rm or could be a great space for that 2nd Kitchen/Living Rm.& & Out back, West of the Kitchen, is a wonderful lg 2 level SUN ROOM with quality roll-up/down windows, just waiting for you to enjoy your Coffee, morning, noon or



night!Â Â **Upstairs- 3 lg Bdrms/ 1 huge
5pcÂ BthrmÂ with Jetted tub, separate Shower
& 2nd big LAUNDRY Rm. **HUGE 3 CAR
GARAGE**, bragging 1 over-sized BAY with
room for your long-box Dually truck or extra
workshop! 2 Furnaces can be used to heat this
home!Â **40x60 ft 7 ROOM WORKSHOP** w
concrete floor! Fenced, Cross fenced, Water
Hydrant, 3 Large pastures, pens for your
animals, a big Open front Shed, 2 Stall Barn,
Chicken coop, Sheds & Cabin, all have Power!
Under the home, is a full crawl space,(access
is in the closet under stair well) consisting of a
0.8 meter ceiling height, poured concrete
perimeter walls &Â poured concrete floor.
VERY WELL BUILT home! SO MUCH HERE!

Built in 1977

Essential Information

MLS® #	A2161264
Price	\$615,000
Sold Price	\$600,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,363
Acres	9.89
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Sold

Community Information

Address	384040 Highway 22 Highway
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County

Province	Alberta
Postal Code	T4T 1A1

Amenities

Utilities	Electricity Connected
Parking	Driveway, Quad or More Attached

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas, Pellet Stove, Wood Stove, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Family Room, Pellet Stove, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Dog Run Fenced In, Lawn, Landscaped, Many Trees, No Neighbours Behind, Pasture, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2024
Date Sold	December 20th, 2024
Days on Market	110
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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