

# \$595,000 - 373060 Range Road 8-0, Rural Clearwater County

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MLS® #A2162604

**\$595,000**

4 Bedroom, 2.00 Bathroom, 1,299 sqft  
Residential on 4.99 Acres

NONE, Rural Clearwater County, Alberta

Escape to your own private retreat on +/- 4.99 acres with a guest suite, barn, and shop! This raised bungalow with loft features 3 bedrooms and 1 bathroom, surrounded by an enchanting forest, giving a serene 'Yellowstone' vibe. The custom woodwork and stone detailing throughout the home are truly one-of-a-kind and cannot be replicated. Enjoy the wraparound deck, perfect for taking in the peaceful surroundings.

The property is ideal for horse lovers with 3 fenced pastures, and the legal suite above the barn/shop offers 1 bed and 1 bath, perfect for extended family or guests.

Located within walking distance to Strubel Lake, youâ€™ll have endless opportunities for fishing, canoeing, kayaking, paddle boarding, and more. If you're seeking peace, quiet, and natural beauty, this acreage is the perfect escape. Donâ€™t miss out on this unique opportunity!



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2162604  |
| Price      | \$595,000 |
| Sold Price | \$595,000 |
| Bedrooms   | 4         |

|                |                                           |
|----------------|-------------------------------------------|
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 1,299                                     |
| Acres          | 4.99                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Sold                                      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 373060 Range Road 8-0   |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T 1A7                 |

### **Amenities**

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### **Interior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), High Ceilings |
| Appliances        | Refrigerator, Stove(s)                         |
| Heating           | In Floor, Forced Air, Wood Stove               |
| Cooling           | None                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Wood Burning Stove                             |
| Has Basement      | Yes                                            |
| Basement          | Finished, Full                                 |

### **Exterior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other, Private Yard                         |
| Lot Description   | Many Trees, Pasture, Private, Treed, Wooded |
| Roof              | Asphalt                                     |
| Construction      | Stone, Wood Siding                          |
| Foundation        | Poured Concrete                             |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2024 |
| Date Sold      | October 17th, 2024  |
| Days on Market | 43                  |
| Zoning         | CRA                 |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Network Realty C |
|----------------|-------------------------------|



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