

# \$1,349,900 - 362073 Range Road 5-4, Rural Clearwater County

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MLS® #A2178283

**\$1,349,900**

3 Bedroom, 3.00 Bathroom, 1,608 sqft  
Residential on 149.00 Acres

NONE, Rural Clearwater County, Alberta

Discover a rare opportunity with this exceptional 149-acre property, ideal for generational family living or those seeking a versatile country retreat. This expansive estate features two distinct homes and offers breathtaking west country views including the mountains in the winter time when the leaves are off the trees! The main residence is a charming 1600 sq ft ranch-style bungalow with a fully developed ICF basement. The home welcomes you with an inviting back porch/main entry showcasing custom storage and a rustic feature wall. Inside, the open-concept living and dining rooms are highlighted by vaulted ceilings and abundant natural light from windows on all sides as well as from the skylights above. A cozy wood-burning stove with a striking stone backdrop adds warmth and character. The gourmet kitchen is a culinary delight, equipped with ample cabinetry, counter space, and a floating island. The main floor also includes a laundry room, an office (which can double as a bedroom), and a loft space perfect for yoga or meditation. The primary bedroom offers garden doors leading to the expansive covered deck, generous closet space, and a luxurious 5-piece bathroom with modern tiling, an air tub, and a multi-head rain shower. The developed basement provides an open recreational area, two additional bedrooms, and another 4-piece bathroom. Outside, the



property features a single-car garage/workshop/boathouse, dog runs, fire pits, and numerous relaxing spots. Enjoy seasonal wild blueberries, strawberries, and raspberries! The second home, a 1200 sq ft bungalow located on the opposite corner of the property with access via Highway 54, requires renovation but presents a fantastic opportunity for customization and improvement. The property also includes a 50 x 100 shop with truck bay access, a 240 AMP blacksmith shop, and various sheds and outbuildings. This space is perfect for those looking to start a business or pursue a hobby, with excellent highway visibility. The land includes 86.22 of pasture with ongoing oil and hay crop revenue. Additionally, the main home site boasts 3 acres of saskatoons, including Smokey East Patch, Northey Middle Patch, and Smokey West Patch. This unique property offers a perfect blend of privacy, space, and potential, making it an ideal choice for multi-generational living or diverse personal and professional uses. An incredibly picturesque estate with endless possibilities!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2178283    |
| Price          | \$1,349,900 |
| Sold Price     | \$1,280,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,608       |
| Acres          | 149.00      |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |                                  |
|--------|----------------------------------|
| Style  | Acreage with Residence, Bungalow |
| Status | Sold                             |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 362073 Range Road 5-4   |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0M0                 |

### Amenities

|         |                                                        |
|---------|--------------------------------------------------------|
| Parking | Parking Pad, RV Access/Parking, Single Garage Detached |
|---------|--------------------------------------------------------|

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Fireplace(s), Natural Gas                  |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Great Room, Wood Burning                               |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Yard                                                |
| Lot Description   | Brush, Farm, Lawn, Landscaped, Many Trees, Pasture, Private |
| Roof              | Asphalt Shingle                                             |
| Construction      | Stucco                                                      |
| Foundation        | ICF Block                                                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 8th, 2024  |
| Date Sold      | December 30th, 2024 |
| Days on Market | 52                  |
| Zoning         | AG                  |
| HOA Fees       | 0.00                |

### Listing Details

Listing Office

Royal LePage Network Realty Corp.

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