

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

MLS® #A2178285

\$1,349,900

3 Bedroom, 3.00 Bathroom,
Agri-Business 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 acres 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® #	A2178285
Price	\$1,349,900
Sold Price	\$1,280,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Acres	149.00
Year Built	2005
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow

Status	Sold
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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
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Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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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