

\$1,000,000 - 352061 Range Road 44, Rural Clearwater County

MLS® #A2194741

\$1,000,000

3 Bedroom, 1.00 Bathroom, 1,140 sqft
Residential on 145.48 Acres

NONE, Rural Clearwater County, Alberta

145 ACRES near Crammond! 2.5 MILES OFF PAVEMENT. 3 bed, 1 bath BUNGALOW with WALK-OUT on ICF foundation. DETACHED HEATED 40x56 SHOP w/ 20X14'™ DOOR. Easy to get tractors or semi's in & out. 2 - 18X50'™ LEAN TO's on either side. One lean to is open faced & the other is fully enclosed/tinned & set up as a BARN with 2 HORSE STALLS, TACK area & MEZZANINE Storage. This side has a front covered porch with a man door. 2 sets of sliding doors (front & back) to walk thru/turn livestock out. The shop is insulated. AUTO WATER, rough in for 2 additional auto waterers and operational HYDRANT (w/ valves inside shop) Shop also has a WELDING area with 2 fans and 220V. Well built with trusses at 24" o/c.

Mature trees and a wrap around deck welcome you into this charming home. Good sized living room. Lovely HARDWOOD FLOORS. The dining room has new patio doors to the NORTH FACING DECK with a hot tub area. Plenty of space to enjoy the beautiful yard site. Kitchen area with island. 3 bedrooms & a 4p. bath finishes off the main floor. In the basement you will find space for 2 additional bedrooms, a ROUGH IN BATHROOM & living/office area. The basement is open for development visions. Cozy WOOD BURNING STOVE for additional heat. Basement features tall ceilings and a WALK-OUT. Property is



FULLY FENCED & Cross Fenced.
LIVESTOCK WATERER and pasture area.
Newer GREENHOUSE. Firepit area to enjoy those warm summer nights w/ family & friends.
SEASONAL STREAM/POND a bonus. Great spot to take in the sights of the nesting ducks & geese. Roughly \$3600/yr. in OIL REVENUE.
Shingles done in 2017 and siding in 2018.
Potential to subdivide if desired. Plenty of space and ZONED AGRICULTURAL - providing endless opportunities for whatever you want your life to look like, whether it's acreage living, farming, gardening, or maybe even a home based business! Close proximity to the west country, CROWN LAND and many RECREATIONAL ACTIVITIES with places like BURNSTICK LAKE & GLENNIFER LAKE nearby. Roughly 15 minutes to Caroline & Spruceview, 60 minutes to Red Deer & 90 minutes to Calgary.

Built in 1953

Essential Information

MLS® #	A2194741
Price	\$1,000,000
Sold Price	\$980,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,140
Acres	145.48
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	352061 Range Road 44
Subdivision	NONE

City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4G 1T6

Amenities

Utilities	Propane
Parking	Parking Pad, Quad or More Detached

Interior

Interior Features	Bathroom Rough-in
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Private, Treed, Pasture, Seasonal Water
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	February 14th, 2025
Date Sold	March 7th, 2025
Days on Market	21
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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