



GRASSROOTS
REALTY GROUP

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382040A Range Road 5-0
Rural Clearwater County, Alberta

MLS # A2217997



\$324,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	999 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Driveway, None		
Lot Size:	5.00 Acres		
Lot Feat:	Brush, Few Trees, Garden, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	ag
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island		

Inclusions: FRIDGE, STOVE, WASHER, DRYER, WATER SOFTENER

Endless Potential on 5 Acres – A Perfect Rural Retreat. This charming fixer-upper is full of potential and ready for your personal touch. Set on a beautiful, treed 5-acre parcel just minutes from Condor and easily accessible off Highway 11, this property is an ideal canvas for your dream lifestyle. The existing home offers a solid foundation, featuring two bedrooms, a 4-piece bathroom, an island kitchen, and the convenience of main-level laundry. With a great concrete slab and solid structure, it's a perfect opportunity to live in the home while you build your dream house—and later convert the original into a workshop or secondary space. There's plenty of room for expansion, whether you're planning to build a garage, start a hobby farm, or keep a couple of horses. The peaceful rural setting, paired with convenient access to nearby amenities, makes this a rare find. Bring your vision and turn this peaceful property into the lifestyle you've been dreaming of. west from Sylvan Lake on HWY 11 approx. 31.5 km turn south or left on RR 5-0 go 5.6 km property is on the right. Approx. 30 mins from Sylvan Lake 3 mins to Condor