



**GRASSROOTS**  
REALTY GROUP

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**364029 Range Road 6-4**  
**Rural Clearwater County, Alberta**

**MLS # A2229238**



**\$469,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	14.61 Acres		
<b>Lot Feat:</b>	Lawn, Many Trees, Private, Secluded, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Lagoon, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	28-36-6-W5
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks, Storage		

**Inclusions:** stove, shed, outbuildings, wood stove (all as is)

A rare 14+ acres of peace and privacy in a prime Westcountry location! From the moment you enter the gates and follow the driveway you will feel the tranquil and private setting that surrounds this property. Originally built in 1960 this well built home has seen some updates over the years and has been left for you to renovate and update to your liking. The main level features an open concept living, dining and kitchen space with windows overlooking the front yard. Updated hardwood floors flow throughout the living and dining room. The kitchen is a u-shape style with room to expand and add more cabinetry or have a space for a breakfast bar. The upper level has three bedrooms and a full bathroom that has been renovated. Off the kitchen is a large mud-room heated by a wood stove (sold as is). The basement offers a large family room, fourth bedroom, and plenty of storage space along with a very large laundry and utility room. Outside there is a nicely developed yard site with mature trees, a patio off the front off the home, mature garden spot and numerous outbuildings. 27'x49' shop bay with a concrete floor plus three separate spaces attached to it that can be used in multiple ways - 18'x27' space, 11'x27' space and a 30'x21' space. In the heart of the Westcountry close to crown land with river access and all that the Westcountry has to offer. Just a few minutes drive to the village of Caroline which offers a growing community with all the essentials. From there you can commute to Rocky Mountain House for all the amenities you would need not to mention being centrally located to Red Deer and Calgary/Edmonton. This parcel and property has endless opportunities to make it your next dream home.

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