



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**395003 Range Road 5-5**  
**Rural Clearwater County, Alberta**

**MLS # A2235600**



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	6.18 Acres		
<b>Lot Feat:</b>	Landscaped, Pasture, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Propane, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	32-39-5-W5
<b>Exterior:</b>	Cedar, Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** fridge in the kitchen included and freezer in the garage included

Nice and affordable acreage, zoned CRA and perfectly set up for the horse enthusiast or a hobby farm. The older bungalow/split level offers 1250 sq.ft of living and upgrades such as hot water tank (2024), some windows (2021), metal roof on house and garage (2021), eavestroughs (2021), and new paint on house cedar siding and garage hardy plank siding (2021). The main floor offers a large living room with woodstove, a kitchen with adjoining dining area, and rear mud room. A few steps lead you to the upper level where you'll find 2 spacious bedrooms and a full bathroom. The lower level offers a 3rd bedroom, a 3 pce bathroom, the utility room with washer and dryer, and access to the well and pressure tank. The 24x36 detached garage is separated in 2 areas; a 26x24 parking space with 2 garage doors, and a 10x24 insulated partitioned area ideal for a workshop or additional storage. The nicely treed and mature yard offers numerous steel pens, extensive pipe fencing, 2 stock waterers (currently disconnected for power) and the base for a roping arena with cattle chutes that has been unused, but offers potential. A second driveway is accessible to the pasture area. Great property located on pavement, only 15 minutes east of Rocky Mountain House and 10 minutes west of Leslieville.