



GRASSROOTS
REALTY GROUP

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405016 Range Road 5-4
Rural Clearwater County, Alberta

MLS # A2240634



\$648,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,961 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Garage		
Lot Size:	7.19 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Private		

Heating: Boiler, In Floor, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Wood

Features: Beamed Ceilings, Jetted Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Water: Private, Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 32-40-5-W5

Zoning: CRA

Utilities: -

Inclusions: 2 storage sheds

Offered by the original owner, this 7.19-acre property has so much to offer. The unique 1.5 storey home features in-floor heat on all three levels and offers a warm, inviting layout. The main floor welcomes you with a spacious entrance and a well-appointed kitchen with stainless steel appliances. The dining and living room areas are highlighted by a stunning two-storey vaulted cedar ceiling and a cozy natural gas stove, creating an open yet comfortable living space. Upstairs you'll find three bedrooms including the primary suite with a private deck overlooking the beautifully landscaped yard. The large bathroom includes a jetted tub and convenient direct access from the primary bedroom. The finished basement provides a rec room, bonus room, fourth bedroom, 3-piece bathroom, and laundry area, along with additional storage and direct access to the attached garage. The oversized double attached garage (in-floor heat roughed in) offers convenient entry from both the main level and the basement. Outside, the property is beautifully landscaped with mature perennials and fruit trees, garden spot, plus fenced paddocks perfect for animals. A second well is in place for livestock. The 30x54' metal-clad outbuilding was originally built for RV storage and features drive-through doors and a gravel floor—ideal for equipment, hobbies, or additional storage. This is a great opportunity to own an acreage with room to live, play, and grow.