



**GRASSROOTS**  
REALTY GROUP

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**382052 Range Road 7-3**  
**Rural Clearwater County, Alberta**

**MLS # A2251059**



**\$675,000**

<b>Division:</b>	Everdell		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached, RV Carport		
<b>Lot Size:</b>	2.87 Acres		
<b>Lot Feat:</b>	Front Yard, Garden, Landscaped, Level, Paved, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	16-38-7-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Beautifully treed 2.87 acres on pavement right to your door step. This 4-level split has been updated over the years. The finished shop was built in 2017, measures 26X50; 14 ft ceiling, floor drain, radiant gas heat. The back of the shop measures 13X26 for RV/boat carport. The shed is 10X14, could be finished as a cabin. The home was updated with vinyl windows, hardwood flooring, vinyl siding, cherry oak cabinets and granite counter-tops in the kitchen. There are two entrances into the property. This property has great access to nearby highways; near the river and Everdell Community Hall. The septic tank has been updated with an alarm which sits in the front of the home and the well is on the south side of the home. Property shows well and easy to show.