



GRASSROOTS
REALTY GROUP

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404074 Range Road 6-0
Rural Clearwater County, Alberta

MLS # A2254048



\$589,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,872 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	7.07 Acres		
Lot Feat:	Lawn, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	25-40-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Piling(s), Wood	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

This 7-acre property ideally located just minutes north of Highway 12, offers the perfect balance of peaceful rural living with convenient access to nearby amenities. Set against a backdrop of mountain views, this beautifully updated 1,872 sq ft home combines modern comfort with country charm and has everything you need for family living. Inside, you'll find a bright and spacious open concept layout designed for today's lifestyle. The heart of the home is the large central kitchen featuring an oversized island—perfect for meal prep, casual dining, or gathering with friends and family. Natural light floods the space through large windows, enhancing the warm, welcoming feel throughout the main living area. The home offers four generously sized bedrooms, including a well-appointed primary suite with a walk-in closet and a 4-piece ensuite featuring a corner jetted tub and an oversized shower. The remaining bedrooms are also spacious, each with excellent closet space—perfect for growing families or hosting guests. Step outside to enjoy the expansive wraparound covered deck—an ideal spot for morning coffee, evening sunsets, or outdoor entertaining while soaking in the views. The yard surrounding the home is landscaped, private, and framed by mature trees, offering shade, beauty, and tranquility. Brand new 24' x 28' detached garage is fully insulated and wired with two overhead doors—perfect for vehicles, toys, or use as a workshop. The remainder of the property is naturally treed, providing added privacy and potential for trails, recreational use, or add some fencing and animals. Whether you're looking to homestead, garden, or just enjoy space and solitude, this property offers incredible versatility.

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