



GRASSROOTS
REALTY GROUP

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374037 Range Road 6-0
Rural Clearwater County, Alberta

MLS # A2260079



\$689,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,550 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener		
Lot Size:	4.98 Acres		
Lot Feat:	Few Trees		

Heating:	Central, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	30-37-5-W5
Exterior:	Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to 374037 Range Road 6-0 – a spacious country home seated on 4.98 acres. Offering 5 bedrooms and 3 bathrooms on a beautiful open property. Walk inside and you’ll notice the stunning cedar ceilings and open concept floorplan. The bright kitchen features hickory cabinets, stainless steel appliances, including a gas range, and a great L shaped peninsula with seating. The dining room opens through French doors onto the spacious deck. The main level includes 3 bedrooms, 2 full baths, a convenient laundry room, and pantry. The partially finished basement adds 2 more bedrooms, a full bath, a large rec room, and plenty of storage space. Step outside to enjoy the expansive backyard with a deck perfect for relaxing or entertaining. The property also includes a greenhouse, small shed, and ample RV parking. A perfect blend of rural living and functional space – don’t miss this opportunity!