



GRASSROOTS
REALTY GROUP

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374037 Range Road 6-0
Rural Clearwater County, Alberta

MLS # A2260079



\$679,900

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	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 pine 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 oversized detached double garage has 10 ft walls, electric doors, separate access to each side, and is heated on each side (one side is a workshop). 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!