



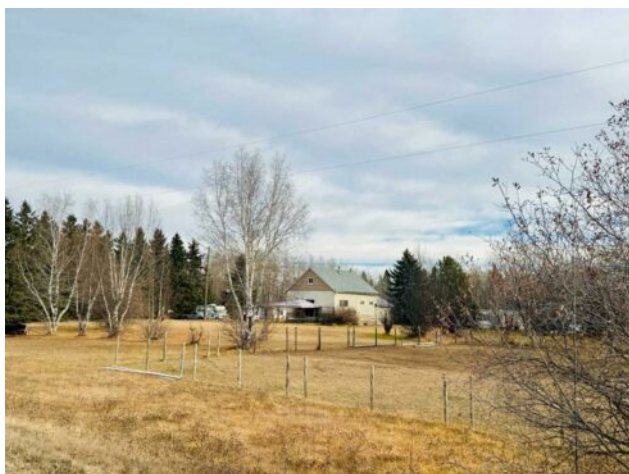
GRASSROOTS
REALTY GROUP

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375053A Range Road 5-5
Rural Clearwater County, Alberta

MLS # A2268267



\$265,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	864 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	7.01 Acres		
Lot Feat:	Few Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Wood	Sewer:	Lagoon
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	32-37-5-W5
Exterior:	Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Furniture in the house.

7 acres in Clearwater County with the potential to be a nice hobby acreage. The older home has one bedroom in the front next to the entry way and a second on the main level with two more potential bedrooms upstairs, although they are not included in overall square footage due to ceiling height. There is a poured concrete foundation with extra living space in the basement, storage area and a cold room. The acreage has some perimeter and cross fencing and there are a few older storage sheds. The furniture in the house can go with the sale.