



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2268267**



**\$265,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	7.01 Acres		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	32-37-5-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.