



GRASSROOTS
REALTY GROUP

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364065 Range Road 5-1
Rural Clearwater County, Alberta

MLS # A2272063



\$889,900

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Cur. Use: | - | | |
| Style: | Mobile Home-Double Wide | | |
| Size: | 0 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Additional Parking, Driveway, Other, RV Access/Parking, See Remarks, Work | | |
| Lot Size: | 151.53 Acres | | |
| Lot Feat: | - | | |

| | | | |
|-------------|------------------------------|------------|----------------|
| Heating: | Fireplace(s), Forced Air | Water: | Well |
| Floors: | Carpet, Linoleum | Sewer: | Open Discharge |
| Roof: | Asphalt Shingle, Metal, Wood | Near Town: | Caroline |
| Basement: | - | LLD: | 25-36-5-W5 |
| Exterior: | Metal Siding , Wood Siding | Zoning: | A |
| Foundation: | Other | Utilities: | - |
| Features: | See Remarks | | |

Major Use: Pasture

If you've been dreaming of a property that offers both the quiet beauty of the countryside and space to grow, this 151.53-acre parcel could be your perfect match! The main home welcomes you with a large boot room and generous closet space heated by a cozy wood burning stove. This room leads you into an inviting open-concept kitchen, living, and dining area filled with warm light and ample kitchen cabinet storage. There are three bedrooms with the primary bedroom "Jack & Jill"; the 4 piece bathroom for easy access while an expansive recreation area provides room for gatherings, hobbies, or simply relaxing in front of a secondary wood burning stove. The roof, furnace, and hot water tank are all approximately ten years old, with many of the windows updated to new vinyl windows, making the home comfortable and ready to enjoy. Outside you will find a covered deck that steps down to a sunny patio, and attached to the home there is a newer addition that's ready for your personal finishing touches. Many fruit trees and a large garden plot- get some chickens and live off of your own land! Beyond the home, the property will be appealing for those who value space and versatility. A massive heated shop, measuring an impressive 78'x11' x 39'x2', includes loft storage, an air compressor with lines running down the east side of the shop, a hoist, and a new overhead door installed in 2020. A separate workshop offers its own kitchen, a hot and cold water bathroom, and generous workspace. There are so many beautiful spots that are treed like a private forest area, a sand pit with beach-like sand and a natural spring. There is also an older home on the property that is not currently habitable. With one well, septic tank and field, and separate meters for gas and power, the infrastructure is already in place. The seller

estimates there are 90 to 100 arable acres for pasture and the land is fenced and cross-fenced, with a waterer for your livestock. This beautiful property offers the rare bonus of being within walking distance to the North Raven River. Whether you're looking for a working farm, a hobby ranch, or simply a retreat from the busyness of life, this West Country property offers an incredible combination of natural beauty, income potential, and space to make it your own!