



404035 Range Road 6-1
Rural Clearwater County, Alberta

MLS # A2286788



\$695,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,902 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Parking Pad		
Lot Size:	4.89 Acres		
Lot Feat:	Pasture, Rectangular Lot, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-40-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: play structure, heated stock waterer, shed, barn, 1 shelter, hot tub as is

Ohhh this is a dream set up already-shop, barn, acreage, fencing all set up for your horses. Welcome to 4.89 acres of country freedom zoned CRA- perfectly set up for your horses and hobby farm living. This exceptional property is fully fenced and crossed fenced with some metal fencing and secured gating already in place, and a stock waterer making it move in ready for your animals. The spacious 1900sq ft. modular home offers 4 bedrooms, 2 bathrooms, 2 living areas and a gourmet kitchen. Plenty of room for entertaining and guests. Step outside and imagine the kids running around and enjoying the space to run or quadding in the fields. The impressive 32x34 shop (built in 2014) is finished wood painted interior walls, in floor heat, full 220V power, 2 piece bathroom, and generator transfer switch to feed the entire property-ideal for projects, equipment or year round use. An additional 22x26 finished garage(built in 2013) provides even more storage or workspace flexibility. Whether you are dreaming of horses, hobby farming, recreational living or simply space to breathe, this property offers the infrastructure and acres to make this happen.