



371083 Range road 6-2
Rural Clearwater County, Alberta

MLS # A2118152



\$769,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,390 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Front		
Lot Size:	3.91 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	11-37-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Your very own PRIVATE, CLEARWATER RIVER FRONT, 3.91 ACRES & NOT in a SUBDIVISION!! With CROWN land, S and E, just think of the fun!! Beautifully maintained, 2,640 sq ft fully Developed 4 Bdrm, 3 Bth home, 24x26ft DB Detached garage. Timeless Custom HICKORY cabinetry & Eating Bar, with Open Floor plan to the Dining & Living Rm with a cozy WOOD stove & a breathtaking view. The Master Bdrm enjoys a 3pc Ensuite & a 2nd Bdrm on the main floor enjoys a River View too! The fully finished Basement has a family room, 2 Bdrms & a full 4 pc Bthrm, just waiting for your choice in Flooring. NO, it did NOT flood! Lovely landscaping with two Guest cabins, 1 awaits completion, several serviced campsites & all the wildlife you would expect. Perfect for those who love Water Sports, Hunting, Fishing, Boating, Swimming or simply enjoy the privacy and beauty of nature. Great for winter sports too! Great access just 4 miles off pavement, midway between Caroline and Rocky. 1 hr to Red Deer, 2 hrs to Edmonton or Calgary. Gas line on deck for BBQ. Disclosure-3.91 acres includes the extra 1.08 acres of Road Allowance that is within the fenced acreage.