



365038 Range Road 5-2
Rural Clearwater County, Alberta

MLS # A2138320

\$439,900



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,258 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	7.17 Acres		
Lot Feat:	Dog Run Fenced In, Lawn, Garden, Many Trees, Private		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Vinyl Plank	Sewer:	Lagoon, Open Discharge
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	34-36-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Block, Piling(s), See Remarks	Utilities:	Electricity Connected
Features:	Open Floorplan, See Remarks		

Inclusions: Propane Tank

Buy with confidence. Actualize your dream of a hobby farm on this 7.17 acres with a good sized dugout, garden space, fencing, chicken coop, 16 x 16 shed that has a separate room inside for the well and pressure tank and provides great storage, and a 30 x 30 unfinished shop/garage. This home was completely remodeled and updated with new roof, flooring, windows, siding, electrical, plumbing (including new hot water tank in 2021) kitchen cabinets, and appliances. IT IS SOLID AND WELL DONE! Large sunny windows facing south and the wood burning stove will keep the utility bills low. Low property taxes. Great addition provides interesting details with sunken rooms including a spacious mud room with benches and shelving, additional bedroom or office (no closet), and a large utility room with convenient man door to the rear yard. A full 4 piece bath and a 3 piece ensuite. Pavement all the way!