



**354069 Range Road 52**  
**Rural Clearwater County, Alberta**

**MLS # A2142599**



**\$455,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,705 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Oversized, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	7.19 Acres		
<b>Lot Feat:</b>	Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Holding Tank, Other, Unknown
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	26-35-5-W5
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Nestled on 7.19 acres of serene countryside near Caroline, Mountain View to the West, this judicial listing offers a perfect blend of rural charm and modern convenience. The spacious 5-bedroom, 2-bathroom home is ideal for families, boasting ample living space and a cozy atmosphere. Surrounded by picturesque landscapes, the property provides a retreat with plenty of room for outdoor activities and gardening. Large shop that needs work, Whether you're looking to enjoy the tranquility of country living or seeking a potential investment opportunity, this property presents a unique chance to own a slice of paradise. The property is being sold As-Is Where Is. Ask for further details.