



**403001 Range Road 6-1 Range N  
Rural Clearwater County, Alberta**

**MLS # A2143441**



**\$649,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Carport, Double Garage Detached, Driveway, Driveway, RV		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Landscaped, Many Trees, Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	24-40-6-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Block	<b>Utilities:</b>	Phone Connected
<b>Features:</b>	Beamed Ceilings, High Ceilings, No Animal Home, No Smoking Home, Skylight(s)		

**Inclusions:** Property goods negotiable for inclusion in sale

Mountain views right from your living room. This 1976 built, 1428 square foot 4 bedroom 2 bath 2 storey character home features wood paneled vaulted ceilings, open living area, upgraded windows, updated interior. Going outside the 4.99 acre parcel includes 2 Garages, a large quonset, barn, guest cabin and multiple garden sheds. If your looking for a home that is move in ready for your family, looking for that "Just Right" property for acreage retirement, or just want that weekend getaway, it's right here.