



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

370050 Range Road 6-1
Rural Clearwater County, Alberta

MLS # A2185120



\$1,149,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,700 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	151.96 Acres		
Lot Feat:	Pasture, Treed		

Heating:	Floor Furnace, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	2-37-6-W5
Exterior:	See Remarks	Zoning:	A
Foundation:	Block	Utilities:	Electricity Connected
Features:	Vaulted Ceiling(s)		

Inclusions:	n/a
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Charming 151.96 Acre Country Retreat with Income Potential. Discover this picturesque quarter, offering the potential for an additional subdivision. This beautiful property features a well-maintained home, a large barn, corrals, automatic waterer, a round pen, perfect for equestrian or hobby farming enthusiasts. Productive Land & Natural Beauty with 83 acres of hayland generating an average of \$9,000 per year, this property offers both beauty & income potential. The remaining acreage is a serene mix of forested areas, complemented by a seasonal creek and a peaceful pond, creating a natural haven for wildlife and outdoor enjoyment. Low taxes & energy costs add to the property's affordability. Inviting Home with Modern Upgrades, the home is a well-built, upgraded 1992 modular with 2x6 walls on Concrete pilings. Skylights in the kitchen & bathrm fill the space with natural light year-round, creating a bright & cheerful atmosphere. The flooring, replaced several years ago with durable Mannington Platinum, still looks brand new. The master bedroom features cozy carpet in great condition, the spacious living room boasts hardwood floors with inlaid tiles—perfectly designed to accommodate the included wood stove. Additionally, the charming “Beach” antique stove remains in excellent working order. Recent updates include a new water heater & furnace installed in 2024, ensuring modern efficiency & comfort. Comfortable Year-Round Living. The durable tin roof features an overhang that provides shade in the summer & protection from rain on the south-facing wrap-around deck. The home stays warm during winter and naturally cool in the summer, with air conditioning units installed in both the bedroom and kitchen for added comfort. Expansive windows overlook lush, meticulously maintained gardens, cared for by a dedicated gardener who would love to

continue tending to them. A cozy fire pit, surrounded by flowering vines, offers a charming, rain-sheltered spot for outdoor gatherings. The yard is a gardener's paradise, producing apples, raspberries, rhubarb, and HoneyBerry Hascaps. Reliable Water Supply, The property boasts a high-yield well producing fresh, great-tasting water, unfortunately a Well Report cannot be found. Prime Location & Ultimate Privacy, situated just 6.5 km north of the village of Caroline, AB, on the paved Arbutus Road, you'll enjoy convenient access to three excellent restaurants & other local amenities. A long, private, tree-lined driveway welcomes you home, while additional spruce trees planted along the perimeter enhance the sense of privacy, making this a true country oasis. For recreation, the Caroline Golf Course is your northern neighbor, while other friendly neighbors are rarely seen or heard, offering the perfect blend of community & seclusion. Could this property be any more perfect? A private, income-generating retreat with modern comforts, natural beauty & a location that offers the best of rural living—don't miss your chance to make it your own.