



**GRASSROOTS**  
REALTY GROUP

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

**344067 Range Road 60**  
**Rural Clearwater County, Alberta**

**MLS # A2190242**



**\$675,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	769 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Pasture, Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Propane	<b>Water:</b>	Well
<b>Floors:</b>	Other, Vinyl	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	30-34-5-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Propane Stove, Shed, Garage door opener & remote, Garage heater

4.99 ACRES near JAMES RIVER! 1.5 MILES OFF PAVEMENT on a DEAD-END ROAD. Very PRIVATE & quiet. TREED & MATURE ACREAGE. IMMACULATE CONDITION 1 BED, 1 BATH BUNGALOW. Outbuildings include DETACHED HEATED 24X24' GARAGE, 12'x16' shed w/ concrete apron, 3 BAY LEAN-TO/BARN. At the front of the home you are welcomed by a large COVERED PATIO. Open concept living/dining/kitchen with VAULTED CEILINGS. Well laid out. Living room has cozy PROPANE STOVE. Good size primary bedroom. 3 pc bath. Utility room with stacking laundry on main floor. Gravel TEAR DROP DRIVEWAY makes it easy to get vehicles, RV's, trailers & equipment in & out. Large PARKING PAD. POWER BOX and RV plugs. Property is FULLY FENCED w/ new 5 strand barbed wire & POST & RAIL. LIVESTOCK WATERER and pasture area. LOW MAINTENANCE LANDSCAPING - making it an easy recreational/second home. FIREPIT area with a manmade BEACH. DETACHED HEATED GARAGE has 10' tall doors with side/wall mount opener, 220V & fully tinned inside. POWER to all outbuildings. Here's your chance to move to the country with endless opportunities for whatever you want your life to look like. Great area for HUNTING/RECREATION with lots of CROWN LAND & places like BURNSTICK LAKE & GLENNIFER LAKE nearby. Acreage is fully set up and ready to go. Roughly 15 minutes to Sundre, 60 minutes to Red Deer & 90 minutes to Calgary.