



371025 Range Road 4-5
Rural Clearwater County, Alberta

MLS # A2193474



\$1,279,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	2,349 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	152.81 Acres		
Lot Feat:	Back Yard, Cleared, Creek/River/Stream/Pond, Farm, Landscaped, Pasture, F		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Aiir Compressor, 5 culverts

Beautiful 2014 Hillside Bungalow on 153 Acres This stunning, meticulous 1,168 SqFt 3 Bdrm/ 2Bth Hillside bungalow offers three bedrooms and two bathrooms, featuring dark hardwood floors and a custom maple kitchen with soft-close cabinets and upgraded stainless steel appliances. The open-concept design includes a cozy gas fireplace, a bright dining area, and a spacious 16x21 ft cedar-stained deck with a gas line for BBQ and wiring for a hot tub, making it perfect for entertaining. The 153-acre farm includes 77 acres of productive hay land, providing excellent agricultural potential. A 24x32 ft detached garage, built in 2014, offers a 9' ceiling, 220V wiring, and a new automatic door opener. Additionally, three 24x36 ft barns provide ample space for livestock or equipment storage. This property combines modern living with rural charm, making it an excellent opportunity for those looking for both a comfortable home and a productive farm. Contact us today for more details!