



**GRASSROOTS**  
REALTY GROUP

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**360003 Range Road 5-0**  
**Rural Clearwater County, Alberta**

**MLS # A2196049**



**\$595,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,880 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	4.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s)		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	Well
Sewer:	Septic Field, Septic Tank
Condo Fee:	-
LLD:	6-36-4-W5
Zoning:	CRA
Utilities:	-

**Inclusions:** 4 Sheds, Atco Trailer, RO Filter

Welcome to this unique 4-acre property located in the scenic heart of Central Alberta, located 5 km off highway 54 between Village of Spruceview and the Village of Caroline. The property offers a 2 storey Cape Cod home with 10'x40' covered veranda built 2004. Main floor has kitchen/eating, living room, 2 bedrooms, 4-piece bath, and laundry area. The open concept upper level is partially finished. The unfinished basement has roughed in infloor heat, 9' ceilings, HE furnace(2023), HWT(2021), roof/shutters/siding(2023). Additional features of the property include; Berries offered: saskatoon, haskaps and raspberries (black, yellow & red), older complete self-contained kitchen trailer, 14' x 18' shop/storage (shingles 2023), 5' x 14.5' metal insulated shed, 10' x 16' shed (shingles 2021) with 12' x 16' lean to, 8' x 12' garden shed. Call today to view this beautiful property. Additional feature list can be obtained from your realtor which includes types of berries and other features of the property.