



**GRASSROOTS**  
REALTY GROUP

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**373005 Range Road 4-1**  
**Rural Clearwater County, Alberta**

**MLS # A2204378**



**\$530,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,914 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Triple Garage Detached		
<b>Lot Size:</b>	7.19 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Orchard(s), Private,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	Holding Tank, Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	24-37-4-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Hot Tub, Gazebo, Shed, TV Mount

Nestled on a peaceful 7.19-acre lot at 373005 Range Road 41 in Rural Clearwater County, this exceptional property offers a perfect blend of country charm and modern living. The spacious 1914 sq. ft. mobile home features 5 bedrooms and 2 bathrooms, including a large primary suite with a private 4-piece ensuite. The second bathroom has been updated with a 4-piece layout, and the porch is roughed in for an additional 3-piece bath, offering room for future expansion. Designed with comfort and practicality in mind, the home boasts laminate and vinyl flooring throughout, creating a low-maintenance yet stylish interior. The kitchen has a large pantry, newer appliances, and a gas stove, perfect for those who enjoy cooking and entertaining. Outdoor enthusiasts will fall in love with the fully stocked trout pond, fruit orchard (raspberries, cherries, plums, pears, apples and apricots), and large garden. The gazebo and hydrotherapy hot tub provide the perfect spaces to relax and enjoy the stunning natural surroundings. A 36x28 detached 3-car garage, built in 2006, offers ample space for vehicles and storage. Other notable features include a wood stove for cozy winter nights, a laundry room with a dog door and run, and recent updates such as a newer roof and eaves on both the home (2.5 years ago) and garage (1.5 years ago). With its serene location and private setting, this property is an ideal place to call home for anyone looking to escape the hustle and bustle of city life. Don't miss the opportunity to make this gorgeous acreage yours!