



GRASSROOTS
REALTY GROUP

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385073 Range Road 4-3
Rural Clearwater County, Alberta

MLS # A2204597



\$569,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: Piling(s)

Features: Kitchen Island

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 34-38-4-W5

Zoning: CRA

Utilities: Natural Gas Connected

Inclusions: Shed

Immaculate acreage located just off Hwy 11 on the Wall Street Road. Let's start with the extremely well maintained 2009, 20 x 76' SRI Home with an oversized treated front deck and smaller back deck. There's an open kitchen/dining/living room with a large island, lots of cupboard and counter space and a new microwave in 2017 and new fridge and dishwasher in 2022. Big bright windows with fresh paint and flooring throughout, completed in 2020. Spacious primary bedroom on the north end with an ensuite and upgraded, oversized shower. Two additional bedrooms on the south end and a full four piece bathroom. There are two entrances on the west side that both open to the front deck plus a big back entryway on the east with the laundry area and lots of room for boots and coats. Siding and shingles were replaced in the spring of 2022, new hot water heater in 2017 and there's a water filtration system from Everything H2O. Heading outside you'll find the 32 x 40' shop, heated with a wash room (and own septic tank), 220 wiring, 14' ceilings and a 12' overhead door plus a 32 x 20' cold storage area on the east side with large sliding doors. This 4 acre parcel is fenced for livestock with a stock waterer (heat not currently working) and a small storage shed. The home is secured to 20 steel pilings that are anchored 11' deep, on a gravel pad with vapor barrier. Start enjoying country living today with pavement right to your driveway!