



GRASSROOTS
REALTY GROUP

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**362079 Range Road 6-5 Road
Rural Clearwater County, Alberta**

MLS # A2208681



\$447,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,006 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Driveway, Front Drive, Heated Garage, Off Street,		
Lot Size:	4.00 Acres		
Lot Feat:	Many Trees, No Neighbours Behind, Private		

Heating: Forced Air, Natural Gas, Wood, Wood Stove

Floors: Ceramic Tile, Laminate, Linoleum

Roof: Metal

Basement: Full, Partially Finished

Exterior: Mixed

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: Well

Sewer: Septic Field

Condo Fee: -

LLD: 17-36-6-W5

Zoning: CRA

Utilities: -

Inclusions: Gazebo, Metal Fireplace and patio furniture in gazebo

Welcome to country living! This beautiful, serene 4-acre property features a 3-bedroom home with a double detached heated garage, ready for your personal touches. Minutes to the Clearwater River for fishing or the many lakes in the area or to go riding quads or your dirt bikes on the endless trails! The dining and living area is perfect for entertaining family and friends. Enjoy watching wildlife while cozying up to the wood stove in the living room, which boasts large windows that let in plenty of natural light. Downstairs, you'll find 2 additional bedrooms and a recreation room, making it an ideal space for kids to hang out, an office, or a media room. The possibilities are endless! Don't miss out on this fantastic opportunity!