



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

382043 Range Road 7-1A
Rural Clearwater County, Alberta

MLS # A2208911



\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	689 sq.ft.	Age:	1955 (70 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	1.00 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	14-38-7-W5
Exterior:	Mixed	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: seacan, all sheds,

This adorable 1 bedroom, 1 bathroom home is the perfect retreat for someone looking to enjoy a quiet, low-maintenance lifestyle surrounded by natural beauty. Pride of ownership is evident. Set on a 1 acre lot, this cozy home is full of character, with warm, inviting touches that make it feel instantly welcoming. The west-facing mountain view is truly priceless—offering stunning sunsets that you can enjoy from your living room every evening. It's the kind of peaceful setting that makes you slow down and soak it all in. Just 10 minutes from town, you'll have all the essentials close by while still enjoying your own quiet space. Whether you're a first-time buyer, downsizing, or looking for a sweet weekend getaway, this charming little home is full of heart and simplicity.