



GRASSROOTS
REALTY GROUP

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390069 Range Road 5-5A
Rural Clearwater County, Alberta

MLS # A2210084



\$825,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,991 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Gravel Drive		
Lot Size:	4.99 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, M		

Heating:	In Floor, Forced Air, Natural Gas, Radiant	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	6-39-5-W5
Exterior:	Concrete, Metal Siding , Wood Frame	Zoning:	CRA
Foundation:	Slab	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Overhead Winch, Garden Hose Reels, Air Compressor and Hose, RO Water System (can stay with the house, but it is NOT hooked up), Aeration Equipment and Fountain for Pond, 3 Garage Door Remotes

Tucked away on a quiet no-exit road just off Highway 11, this 4.99-acre property in Clearwater County offers the ultimate blend of privacy, functionality, and modern day essentials. Located between Rocky Mountain House (15 minute drive) and Sylvan Lake (30 minute drive), this meticulously maintained acreage is perfect for those seeking a space that gives both comfort and recreation right at home. One of the standout features is the 130x130 ft stocked and aerated pond—27 feet deep in the center—teeming with rainbow, brooke, brown, tiger, and golden trout. Fish, swim, or float right on your own property! Tucked beside the pond is a cozy heated cabin with running water; a great addition for guests or year-round hangout spot. Built in 2017, this open-concept modern home has over 2900 square feet & features high end finishes throughout such as durable vinyl plank flooring, dark wood trim, stone countertops, and a large welcoming entrance - to name a few. Gorgeous kitchen with quartz & concrete countertops, corner pantry, tile backsplash, undermount granite sink, stainless steel appliances, large island w/ additional storage & seating area really blends together with the dining & living space. Patio doors to the North provide convenience for BBQing. The primary suite (faces East—think morning Sun) is on the main floor, has a luxurious ensuite w/ water closet, separate shower, soaker tub, walk-in closet, & direct patio access. There is a 2pc guest bath & separate laundry room that complete this level. Upstairs, you’ll find 3 generously sized bedrooms, a 4-piece bathroom, and a bright bonus room; ideal for a playroom, family space, or office area. There is a designated locked room at the top of the stairs, to store your valuable possessions. The garage is an impressive 57'9"x38'9" and is a dream for hobbyists, mechanics, or outdoor adventurers. It features

in-floor and radiant heat, a floor drain, hot/cold taps in 2 places, 220V power, sink, toilet, overhead winch, and a built-in air compressor. The mezzanine level which is an incredible bonus at 905 square feet, is currently set up as a home gym, but the possibilities are absolutely endless here! Additional highlights include; in-floor heat & forced air heating throughout the home, wired for hot tub on the back patio (next to the primary bedroom), gas line for BBQ, & 3-sided wrap around concrete patio. Approximately 750 trees have been planted to enhance the natural appeal and a custom-built berm helps buffer any road noise. There is a small natural creek that runs through, West to East and the Medicine River borders the East side of the property. Boundary is fully fenced with barbed wire. Turn-key, fully loaded home gives you that dreamy acreage lifestyle without sacrificing comforts of a modern home & quick highway access to amenities!