



GRASSROOTS
REALTY GROUP

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

380010 Range Road 4-4A
Rural Clearwater County, Alberta

MLS # A2213011



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,148 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Gravel Drive		
Lot Size:	5.01 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Lawn, Many Trees,		

Heating:	Floor Furnace, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	5-38-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Wood	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Shed, sea-can, all firewood, portable Honda generator with electrical hookup, vaculfo (no attachments)

NEW PRICE If you're seeking a beautifully maintained family home nestled in the tranquil Central Alberta countryside, look no further. This charming acreage offers the ideal setting for experiencing a quiet rural lifestyle—whether cultivating a thriving garden, caring for farm animals, working on projects in your spacious heated garage, or simply appreciating breathtaking sunrises, sunsets, and star-filled skies. Situated on an impressive 5-acre parcel, this property showcases the quintessential beauty of country living, surrounded by picturesque scenery and abundant wildlife. A gracefully curved driveway, bordered by a classic white rail fence and mature trees, sets the tone with exceptional curb appeal. The two-story residence offers a generous 2,148 square feet of thoughtfully designed living space, featuring 4 bedrooms, 2 bathrooms, a spacious walk-out basement, and an inviting wrap-around covered veranda perfect for relaxation or entertaining. Enjoy lush, manicured lawns, beautifully landscaped multi-tiered flower beds, expansive gardening areas ready for planting, and a variety of fruit-bearing plants already beginning to bloom—ideal for memorable summer gatherings and BBQs. Additional notable features include: three wood-burning stoves—including one equipped for baking—adding warmth and charm; a portable Honda generator with convenient quick-connect to the main power panel, ensuring peace of mind; an oversized heated garage complete with 220V power and two attached lean-to's, ideal for storage or workshop space; additional storage options with a sea-can and shed; two drilled wells providing excellent water supply and future sustainability. Don't miss this opportunity to experience idyllic country living at its finest. Schedule your private viewing and envision the summer of 2025 as you establish your roots in this exceptional acreage.

Copyright (c) 2025 . Listing data courtesy of RE/MAX First. Information is believed to be reliable but not guaranteed.