



GRASSROOTS
REALTY GROUP

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393004 RANGE ROAD 7-5
Rural Clearwater County, Alberta

MLS # A2230543



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,572 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	2.62 Acres		
Lot Feat:	Low Maintenance Landscape, Native Plants, Pie Shaped Lot, See Remarks		
	Water:	Private, Well	
	Sewer:	Mound Septic, Private Sewer, Septic System, Septic T	
	Condo Fee:	-	
	LLD:	19-39-7-W5	
	Zoning:	CR	
	Utilities:	Electricity Connected, Propane	

Inclusions: Fridge, Stove, Dishwasher, Sheds (x3), Lean-to (x2), Internet Equipment (xplornet)

This well-maintained 1571 sq ft bungalow, built in 2007, offers comfortable, ranch-style, single-level living on a crawl space. With east-facing front windows, the home is filled with natural light, creating a bright and welcoming interior. The layout includes 2 spacious bedrooms plus a flexible bonus room, currently used as a craft room/office but easily converted to a third bedroom with the addition of an armoire. The primary bedroom features a very large walk-in closet and a private 3-piece ensuite that connects directly to the laundry room. The main 4-piece bathroom has been recently updated with a new tub surround, adding a fresh modern touch. Step outside and enjoy the gorgeous wraparound deck, extending along the south and west sides of the home—perfect for relaxing, entertaining, or taking in the peaceful surroundings. Located less than 5 km from the town limits of Rocky Mountain House, the property offers quiet rural living with easy access to amenities. You're within walking distance of the Rocky Mountain House National Historic Site, close to Pine Hills Golf Course, and just a short drive to the North Saskatchewan River, ideal for fishing, hiking, and outdoor recreation. The acreage is a haven for wildlife enthusiasts, with frequent sightings of deer, rabbits, muskrats, and numerous bird species. Additional property highlights include: Three sheds for closed cold storage, including one wired with 220 power, heated with an electric heater, and set up as a fully functional workshop Two open-face lean-tos for additional covered storage Concrete foundation with 5 ft frost walls poured for a future 28' x 40' garage This exceptional acreage combines comfortable living, stunning outdoor space, abundant wildlife, and room to grow—offering a rare opportunity to enjoy the best of country life just minutes from town.

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