



GRASSROOTS
REALTY GROUP

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383012 Range Road 9-2
Rural Clearwater County, Alberta

MLS # A2231988



\$519,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,465 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	2.93 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	22-38-9-W5
Exterior:	Mixed	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Green House, Tack Shed, Swinging Chair, Garage Door Opener, Extra Kitchen Cabinets, extra flooring, extra barn door, Security System (no contract).

Tucked away on 2.93 acres surrounded by mature trees, this 1,465 Sq.Ft. bungalow offers the peace and privacy of rural living. Close to cow lake and in the beautiful prairie creek area, this property is an absolute gem! Whether you're looking for a recreational property or full time living with space to raise a family, grow a garden, or have some animals, this property is ready to support your acreage lifestyle. Inside, the home features an open-concept Living, Kitchen, and Dining area with vaulted ceilings and floor-to-ceiling windows that bring in natural light and frame the beauty of the surrounding landscape. A cozy wood-burning stove adds warmth and character to the space. The Kitchen includes stylish two-tone cabinetry, gold hardware, and a built-in dining nook that feels both functional and inviting. Many upgrades have been completed inside and out including new flooring, paint, kitchen updates, bathrooms upgraded etc. and new roof & shingles and recently, a new garage! The Primary Bedroom offers a walk-in closet and a private 3 Piece Ensuite with a walk-in shower. Two additional Bedrooms, a full 4 Piece Bath, and a dedicated Laundry Room provide room for family, guests, or a home office. Central Vac adds convenience. Step outside to enjoy the expansive yard—perfect for kids, pets, or entertaining. A back deck overlooks the property, which includes a detached Garage, greenhouse, shed, fenced horse area, and even a hen pen for fresh eggs. If you're seeking quiet, space, and the freedom of country living without being too far from town, this acreage is worth a look.