



GRASSROOTS
REALTY GROUP

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383051 Range Road 9-2A
Rural Clearwater County, Alberta

MLS # A2233962



\$645,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,810 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	7.14 Acres		
Lot Feat:	Landscaped, Treed, Views		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Lagoon
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	22-38-9-W5
Exterior:	Vinyl Siding	Zoning:	CRA
Foundation:	Piling(s)	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s)		

Inclusions: Second fridge, electric snow blower, all existing furniture can be negotiated with sale

If you're looking for the perfect place to relax outdoors and take in breathtaking views of the west country this property is a must-see. The stunning, partially covered wrap around deck offers 142 linear feet of outdoor space for lounging, entertaining, or simply enjoying the scenery with family and friends. Inside the well designed, custom built Noble home is a well thought out layout with vaulted ceilings, an open kitchen and dining area with a beautiful view to the west, comfortable living room with a fireplace, large master bedroom with a private three piece ensuite and spacious walk in closet, two additional bedrooms and a four-piece bathroom. The laundry room is conveniently located near the back door and there's lots of closet space. Nine sheds are thoughtfully placed around the yard, including one that measures 12 x 26' with 12' walls, that offer plenty of room for all your storage needs. A swing set on the grounds adds to the family-friendly appeal and there's a nice parking area with a rock retaining wall, beautiful landscaping and a fire pit. Enjoy the stunning mountain and rolling hill views this property has to offer with the convenience of pavement right to the driveway. Note the shingles and siding were replaced in the summer of 2024.