



382060 Range Road 7-3
Rural Clearwater County, Alberta

MLS # A2297610



\$769,900

Division:	Everdell Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,209 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Quad or More Detached		
Lot Size:	2.12 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Low Maintenance Landscape, Many T		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	16-38-7-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Tarp shed, greenhouse, planter boxes

The perfect combination….. is the best description of this acreage that is nestled amongst the trees, on pavement and bordering Prairie Creek. You are immediately greeted with an open foyer and 3-piece bath/laundry facility for your convenience. This family friendly home boasts an exceptional kitchen with plenty of countertop preparation space and kitchen cabinetry. The dining room shares an area in which you can entertain large family gatherings along with the spacious main floor living room with a corner pellet stove. Off the living room you can enjoy a 3 season room that houses a gas stove for heat and large windows to take in the creek views. The upper level primary bedroom has an exceptionally large living space with a full ensuite and also a deck that you can enjoy your mornings taking in the breath-taking views of the creek. 2 additional bedrooms with their own access to decks are also available on this level. Downstairs you will discover a large family room, bathroom and bedroom along with a storage room and a secondary room that can easily be transformed to an additional bedroom. Both water tanks have been recently replaced. Outside offers a heated, drywalled shop with lean to. It is separately metered and facilitates a welder. A large concrete pad is also available for your RV. Garden beds, green house and so much more that can only be appreciated once you are on the property. On pavement and close to Rocky Mountain House!