



385060 Range Road 5-4
Rural Clearwater County, Alberta

MLS # A2305408



\$639,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,971 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Front Yard, Gazebo, Gentle Sloping, Private, See Remarks, Wooded		

Heating:	Hot Water, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	32-38-5-W5
Exterior:	See Remarks	Zoning:	CRA
Foundation:	Wood	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Range, fridge, dishwasher, washer & dryer, deep-freeze, microwave, shelving in furnace room, center-vac (no power nozzle), gazebo, play-house, windmill, garden shed, green-house, 2 canvas car shelters, (biffy) flagpole, window covers

A four acre hide-away with an energy efficient bi-level home, and finished to perfection for a selective buyer. This beautiful home is built with eight inch upper walls, and ten inch lower walls and heated by a hot water system. The immaculately finished upper level with large living, dining, family room has a galley kitchen and main floor laundry. The living room and family room have high quality broadloom, with the balance of floors finished with vinyl planking. New and upgraded windows open to the deck, with a new awning over the large patio door. The large and luxurious bathroom boasts a Jacuzzi tub, next to the master bedroom. The total finished living area is 1971 square feet plus a 400 sq ft. summer sunroom. The lower level has two bedrooms and a bathroom, large games room, summer kitchen and cold room, walk-in storage rooms, utility room, and entry to the 342 sq. ft. heated garage, plus a natural gas, stone faced fireplace. The shingles and siding were replaced in 2024, with the shingles changed to a steal roof with steal eaves trough covers, and the siding changed to CAN-XL lifetime siding. Many extra features include, center-vac, new doors on both garages with remote openers, twenty inch ceiling insulation, a 30' x 40' shop, with concrete floor, benches and overhead heating, RV hook-up, water softener, 8' x 12' green-house, play-house and yard, gazebo, fencing, steel entrance gate, and tool sheds. Park-like natural wooded areas, plus shelter-belt and flower garden areas. Sellers are motivated.