



410002 Range Road 5-0
Rural Clearwater County, Alberta

MLS # A2315863



\$419,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,392 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Gravel Driveway, RV Access/P		
Lot Size:	1.84 Acres		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Secluded, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	1-41-5-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Block	Utilities:	-
Features:	Natural Woodwork, No Smoking Home, Open Floorplan		

Inclusions: Refrigerator, Stove, Range hood, Dishwasher, Microwave, Washer, Dryer, Window coverings, Murphy bed, Manure spreader planter, fire pit, shed, Tarp shed, Clothes line.

Welcome to your own private retreat in the heart of Clearwater County. Surrounded by mature trees, beautiful views, and the kind of peace and quiet that only acreage living can provide, this property is a place where life naturally slows down and memories are made. Picture yourself enjoying your morning coffee on the covered deck as the sun rises, spending summer evenings around the fire pit with family and friends, tending to the garden, or picking fresh raspberries and fruit from your own yard. With a treed perimeter offering privacy and protection, this is the kind of property people dream about but rarely find. Inside, the home has been extensively updated and lovingly maintained with new flooring and paint throughout, triple-pane windows, a renovated primary ensuite, a new skylight, and a spacious 20' x 20' addition that provides extra room to live, gather, and grow. Thoughtful upgrades, including smart home features, updated mechanical systems, and numerous appliance replacements, offer both comfort and peace of mind. The outdoor space is truly something special. Mature lilacs and caragana trees, producing fruit trees, goji berries, raspberry bushes, a large garden area, stunning west-facing views, and a private fire pit setting create an environment that feels more like a personal retreat than a property. If you've been searching for a place where the kids can explore, the dogs can roam, the garden can flourish, and you can enjoy the simple pleasures of country living, this acreage may be exactly what you've been waiting for.