



GRASSROOTS
REALTY GROUP

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32 Range Road 60.25
Rural Clear Hills County, Alberta

MLS # A2317523



\$280,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,855 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	9.19 Acres		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many		

Heating:	Baseboard, Combination, Floor Furnace, Propane	Water:	Cistern
Floors:	Carpet, Laminate, Linoleum	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RN RES MARKET
Foundation:	Block, Perimeter Wall	Utilities:	Electricity Connected, Garbage Collection, Natural Ga
Features:	Ceiling Fan(s)		

Inclusions: N/A

Private 9.19-Acre Retreat – Spacious 1.5-Story Home Nestled in the Trees Discover this beautifully maintained and exceptionally private 9-acre property featuring a well-cared-for 1,800 sq ft 1.5-story home surrounded by mature trees. Offering a perfect blend of space, comfort, and seclusion, this home is ideal for families looking for room to grow or retirees seeking peaceful country living. The main floor welcomes you with an open-concept floor plan that flows seamlessly from a large, bright kitchen into a spacious dining area and expansive living room. The kitchen boasts abundant cabinetry, a convenient pantry, stainless steel appliances, and a breakfast nook/island with comfortable seating for four. Flooded with natural light, the huge living space creates a warm and inviting atmosphere perfect for everyday living and entertaining. A primary bedroom on the main floor provides convenient single-level living, complemented by a full bathroom and laundry room also located on the main level. Upstairs, you’ll find three additional bedrooms, offering plenty of space for family members, guests, or home offices. This clean, move-in-ready home sits on a private, wooded 9-acre parcel that feels like your own personal sanctuary. Whether you envision raising a family with plenty of room to explore or enjoying a quiet retirement surrounded by nature, this property delivers the privacy and lifestyle you’ve been looking for. Additional highlights: • 4 bedrooms total (1 main floor primary + 3 upstairs) • Open, light-filled living spaces • Stainless steel appliances • Low annual taxes of only \$828 A wonderful opportunity to own a turn-key home on acreage with exceptional privacy. Don’t miss your chance to make this peaceful retreat yours! Perfect for families, nature lovers, and those seeking a low-maintenance, high-privacy

lifestyle.