



381039 Range Road 7-2
Rural Clearwater County, Alberta

MLS # A2323250



\$659,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,441 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	12.78 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Garden, Lawn, Many Trees, Wooded		

Heating:	Baseboard, Boiler, In Floor, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Wood	Sewer:	Lagoon
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	11-38-7-W5
Exterior:	Concrete, Log, Mixed, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Wood Windows		
Inclusions:	Gates, Sheds, Greenhouse, Firepit		

Nestled on 12.78 private acres just 15 minutes from Rocky Mountain House, this unique Ag Zoned property offers endless possibilities for those seeking country living with room to grow. There is a small creek and surrounded by nature, the property provides exceptional privacy and peaceful setting. Built by the original owners in 1991, the character-filled home offers over 1400 sq ft of living space featuring a warm log interior, vaulted ceilings, cozy wood stove, 3 bedroom and 2 bathrooms. The primary suite includes access to a loft area that would make an ideal studio or future hot tub oasis on the deck outside. The basement provides 2 additional bedrooms and access to the crawl space for extra storage. Outside, you'll find a beautifully established yard with mature landscaping, numerous shrubs, flower beds, fruit trees, fenced garden, and a small pond ready for some rejuvenation. Outbuildings include a 36' x 50' metal-clad pole shop with power and concrete floor, a greenhouse, and numerous sheds. The property is fenced, cross fenced and includes a round corral making it well suited for horses, livestock, or small hobby farm. While the property could benefit from some TLC and Love, it presents an incredible opportunity to create your dream rural lifestyle in a scenic and private setting.