



**362070 Range Road 6-4
Rural Clearwater County, Alberta**

MLS # A2326281

\$649,000



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,864 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, C		
Lot Size:	6.89 Acres		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	17-36-6-W5
Exterior:	Wood Frame	Zoning:	CRA
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: blinds, ceiling fans, cabin, shed, dog run, c-can-3, bus house, bar stools, dog house, garage-bench, cupboards.

Nestled on 7 acres west of Caroline, this spacious property offers the perfect escape into nature while still being close to all your favorite outdoor activities. The charming modular home features a beautifully open floor plan, perfect for hosting guests or family gatherings. Upon entering through the back door, you'll find a spacious back entry leading to the main bathroom and laundry room. The kitchen, dining, and living areas are all connected, creating an ideal space for entertaining. The primary suite, located at one end of the home, boasts his and her walk-in closets and a luxurious 4-piece ensuite with a separate shower and soaker tub. At the other end, you'll find two additional bedrooms and a large recreation/family room, which could easily serve as a third bedroom if needed. Outside, enjoy two large decks—one facing west and the other east—providing scenic views and ample space for relaxation. The detached garage is fully finished, offering room for two vehicles. Also, included is a cabin, shed, bus shed and c-cans. For utilities, the property includes internet via Telus Hub, a septic system; tank and pump-out, a drilled well, natural gas from Blue Mtn. Gas Coop, and electricity. Zoned CRA, this land is ideal for keeping horses or other livestock. This serene setting combines modern comfort with rural charm, making it a unique and inviting place to call home.