



394051 Range Road 6-5
Rural Clearwater County, Alberta

MLS # A2326838

\$475,000



Division:	Evergreen Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,068 sq.ft.	Age:	1960 (66 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Garage Faces Side, Insulated, RV Access/Parking		
Lot Size:	3.39 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	29-39-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

Only 4 km from Rocky with pavement right to the driveway, this pretty acreage offers the perfect blend of country living and convenience to town. A picturesque tree-lined driveway leads you to the charming 2-bedroom bungalow, fully renovated in 2017. Inside you'll find a spacious entryway, an updated kitchen featuring modern white cabinetry and a bright living room with patio doors leading to the covered back deck. The home also offers a full 4-piece bathroom, a combined laundry/mechanical room, additional storage space, hardwood flooring throughout most of the home, and a durable metal roof. The 20' x 30' detached garage, built just 2 years ago, is metal clad, insulated, has a wood floor, and is equipped with two overhead doors. Surrounded by mature trees, the nicely landscaped yard provides privacy, shade, and plenty of space to enjoy the outdoors...gather around the fire pit, plant the big garden you've always wanted and park the RV at home rather than storage. An affordable opportunity to make your move to an acreage.