



GRASSROOTS
REALTY GROUP

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344035 Range Road 4-5 Rural Clearwater County
Rural Clearwater County, Alberta

MLS # A2327645



\$587,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,227 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Gravel Driveway, Parking Pad		
Lot Size:	4.53 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Land		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential / Ag
Foundation:	Other	Utilities:	Electricity Connected, Natural Gas Connected, Satellite
Features:	Ceiling Fan(s)		

Inclusions: Outbuildings, Animal shelters, fencing and gates.

****Discover Your Perfect Retreat!**** Welcome to this stunning 4.53-acre property, ideally located just minutes from the James River Store, less than 15 minutes from Sundre, and a short drive to Bowden. Tucked away along a peaceful no-exit road, this charming home offers the tranquility and privacy you've been seeking!! Featuring three spacious bedrooms and one and a half bathrooms, this residence boasts a large entryway and recent renovations, including modern flooring and fresh paint. Step outside to a large south-facing deck, perfect for enjoying breathtaking sunrises and sunsets while sipping your morning coffee or watching the kids and pets play. The beautifully landscaped lawn provides ample space for outdoor activities, making it an ideal setting for family gatherings or leisurely afternoons. The property is fully fenced and cross-fenced, equipped with a riding arena, multiple outbuildings, and animal shelters—perfect for your dream hobby farm. Additionally, a large shop on the property awaits your finishing touches, allowing you to create the space you've always envisioned. This property combines comfort, functionality, and a touch of nature, making it a truly unique find. Here is your chance to call this peaceful haven home!