



**374079 Range Road 4-2**  
**Rural Clearwater County, Alberta**

**MLS # A2327880**



**\$765,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, C		
<b>Lot Size:</b>	6.99 Acres		
<b>Lot Feat:</b>	Farm, Level, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	26-37-4-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** Lawn tractor (mower), safe, hot tub (as is).

Bring your business here! This 7 acre (+/-) property offers an incredible industrial grade shop with attached office - and bathroom, it's very versatile and would accommodate a number of different business uses. The shop was built in 1993 and measures 40'X60' with approx. 20' ceilings, concrete floor, ceiling fan, overhead radiant heater, 220 volt power and one 12' high overhead door, and an overhead hoist. Attached to the shop is a 24'x24' section with approx. 15' ceilings with a 12' door and radiant heater plus a 2 pce bath plus an additional attached 18'x36' storage area with gravel floor and lower ceiling heights. Also attached is a 12'x24' finished office area featuring vaulted ceilings, gas fireplace and 3pce bathroom. There is a functional 2 bedroom home with a crawl space site which includes a full bath, large front living room, kitchen and big storage/laundry area. There is a covered deck, Hardie Board siding and newer shingles. Other outbuildings include a double detached garage, sea-can, storage grain bin, and equipment storage structures. There is a lease road on the north side of the property the generates \$800 annually. All items remaining on the property will be included with the exception of the mower which can be purchased separately.