



GRASSROOTS
REALTY GROUP

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363044 Range Road 5-1
Rural Clearwater County, Alberta

MLS # A2330792



\$495,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,297 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Electric Gate, Parking Pad, RV Access/Parking, Workshop in Garage		
Lot Size:	6.99 Acres		
Lot Feat:	Creek/River/Stream/Pond, Dog Run Fenced In, Front Yard, Garden, Lawn, No		

Heating: Propane, Wall Furnace, Wood Stove

Water: Well

Floors: Laminate, Linoleum

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: 23-36-5-W5

Exterior: Vinyl Siding

Zoning: CRA

Foundation: See Remarks

Utilities: -

Features: Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage

Inclusions: Generator

Welcome to your own off-grid haven, where self-sufficient living meets everyday comfort on nearly 7 acres of private, tree-lined land at the end of a quiet dead-end road. Perfectly positioned to embrace country living & sustainability, this unique property is powered by solar, wind & propane, with a new Generac generator & wiring for a backup portable generator. The solar system has been updated with remote access & automated to run only when the new AGM batteries need recharging. Solar lighting is installed throughout the property & high-speed internet ensures you're always connected, even in the heart of nature. The inviting 1,296 sq ft home is thoughtfully updated with a cozy farmhouse feel, including a wood-burning stove (chimney swept in 2025) & warm-toned flooring. Culinary adventures are inspired in the beautiful kitchen, featuring a gas stove, timeless subway tile, 2-toned cabinets & a center island ideal for casual meals or conversation. The living room is flooded with natural light & opens easily to the dining area for an open-concept flow. With 4 bedrooms & 2 full bathrooms, the layout offers excellent flexibility, one secondary bedroom even includes a private 3-piece ensuite, perfect for teens or overnight guests. The primary bedroom is a true retreat with dual closets, a sitting area & private deck access for tranquil morning coffee or sunset views. On-demand hot water, a new gravel sidewalk, mulched landscaping, septic servicing in November 2023 & free access to Clear Water County waste transfer stations provide practical peace of mind. Outdoor space is beyond compare, featuring a fenced garden, 3 distinct firepit areas, a chicken coop, dog run, children's playground, solar-lit walking paths & a footbridge tucked into the trees. A fully developed private campsite with rustic outhouse makes hosting family & friends effortless. Enjoy a driving range with

a tee box & full fairway, while wild rose bushes, wild raspberries, deer, moose, blue jays, hummingbirds & eagles add to the everyday magic. A steel front gate welcomes you to the expansive yard with a 28' x 38' heated shop with concrete slab & both light- & heavy-duty overhead doors. The 3-bay carport is ideal for outdoor tools & toys, while the re-graveled & graded access road offers smooth year-round entry. With 3 of the 6.99 acres fully treed & offering future development potential, this property balances long-term opportunity with the freedom of off-grid living. Located less than 2 km off the highway & just 10 mins to Caroline, 35 mins to Rocky Mountain House, 30 mins to Sundre or Gleniffer Lake, 45 mins to Red Deer or Sylvan Lake & 35 mins to the mountains—you're never far from amenities, yet you'll feel a world away.