



GRASSROOTS
REALTY GROUP

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405002 Range Road 5-2
Rural Clearwater County, Alberta

MLS # A2345226



\$1,499,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	0 sq.ft.	Age:	2003 (23 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	153.69 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Leslieville
Basement:	-	LLD:	34-40-5-W5
Exterior:	-	Zoning:	A
Foundation:	-	Utilities:	-
Features:	-		

Major Use: See Remarks

The 1,500 sq ft walkout home features vaulted wood plank ceilings, an open concept layout, and a showstopper kitchen with a 10 foot quartz island and gas range. The primary suite offers two walk in closets (one with laundry, attached to the spa ensuite with a soaker tub) plus a second in the bedroom. The walkout basement adds two more bedrooms, a full bath, a get ready room. Outside, a double garage with attached living quarters (shower, toilet, in floor heat) is ready for a home business or guest suite. A fenced pasture, horse barn/garden shed round out the acreage, ready for animals. Even a sewer dump station for your visitors with holiday trailers. Potential for future subdivision into smaller parcels given highway proximity (buyer to verify with Clearwater County). Privacy, space, and possibility, all on one dead end road.