



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

373047 Range Road 5-4
Rural Clearwater County, Alberta

MLS # A2347545



\$440,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	2,027 sq.ft.	Age:	1996 (30 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street		
Lot Size:	7.17 Acres		
Lot Feat:	Corners Marked, Front Yard, Garden, Rectangular Lot, Treed, Wooded		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-37-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: Curtains, Hot Tub, 3 Sheds, Chicken Coop, Fire Pit, Dog Houses and Pool

Mountain views, summer days by the pool and evenings around the fire pit—there's room to enjoy it all on this 7.17-acre property just 15 minutes from Caroline. The 2,025 sq. ft. home offers a spacious kitchen and dining area plus a family room with a cozy wood stove. Outside, you'll find a hot tub, a beautifully redone fire pit area, a garden and three sheds. The home also has two furnaces, plumbing replaced in 2022, and a pump and pressure tank replaced in 2024.