



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

370038 Range Road 4-3
Rural Clearwater County, Alberta

MLS # A2349430



\$720,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,397 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Quad or More Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Dog Run Fenced In, Garden, Landscaped, Level, Many Trees, Paved, Treed,		

Heating:	Forced Air, Propane, Wood, Wood Stove	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	4-37-4-W5
Exterior:	Vinyl Siding	Zoning:	CRA
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: none

This is not your typical acreage. Nearly all 4 acres have been extensively landscaped, with irrigation, mature trees, multiple water features and a beautifully maintained yard, creating an established setting that would take years to replicate. For anyone needing space for a business, equipment, toys or projects, this property really stands apart. A 60' x 40' heated shop plus a second large heated garage provide substantial workspace and storage, complemented by an expansive yard with plenty of room for additional vehicle and equipment parking. There is no gravel travel, with pavement from the road through the main yard right to the door and recycled asphalt servicing the rear portion of the acreage. Whether you're a small business owner, tradesperson, collector or simply someone who likes to tinker, the usable space and infrastructure here are difficult to find. The home has been exceptionally well maintained and continually updated, including new kitchen cabinetry (2020), furnace and 50-gallon hot water tank (2021), paved driveway (2023), newer appliances (2024–2026), renovated primary ensuite (2025), updated lighting (2025). Additional features include heated ensuite floors, a wood stove, Tesla charger, smart thermostat and dimmable lighting. Quiet, peaceful and surrounded by wildlife, this is an acreage designed to be used and enjoyed. If you've been searching for a meticulously maintained rural property where the yard, shops, parking and infrastructure are every bit as important as the home, this one deserves a closer look.