



**GRASSROOTS**  
REALTY GROUP

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**380010 Range Road 4-4A**  
**Rural Clearwater County, Alberta**

**MLS # A2213011**



**\$615,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,148 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Gravel Drive		
<b>Lot Size:</b>	5.01 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Lawn, Many Trees,		

**Heating:** Floor Furnace, Natural Gas, Wood, Wood Stove

**Water:** Well

**Floors:** Hardwood, Linoleum, Vinyl Plank

**Sewer:** Septic System

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished, Walk-Out To Grade

**LLD:** 5-38-4-W5

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** CRA

**Foundation:** Wood

**Utilities:** -

**Features:** Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage

**Inclusions:** Shed, sea-can, all firewood, portable Honda generator with electrical hookup, vaculfo (no attachments)

**\*\*\*NEW PRICE\*\*\*** If you're seeking a beautifully maintained family home nestled in the tranquil Central Alberta countryside, look no further. This charming acreage offers the ideal setting for experiencing a quiet rural lifestyle—whether cultivating a thriving garden, caring for farm animals, working on projects in your spacious heated garage, or simply appreciating breathtaking sunrises, sunsets, and star-filled skies. Situated on an impressive 5-acre parcel, this property showcases the quintessential beauty of country living, surrounded by picturesque scenery and abundant wildlife. A gracefully curved driveway, bordered by a classic white rail fence and mature trees, sets the tone with exceptional curb appeal. The two-story residence offers a generous 2,148 square feet of thoughtfully designed living space, featuring 4 bedrooms, 2 bathrooms, a spacious walk-out basement, and an inviting wrap-around covered veranda perfect for relaxation or entertaining. Enjoy lush, manicured lawns, beautifully landscaped multi-tiered flower beds, expansive gardening areas ready for planting, and a variety of fruit-bearing plants already beginning to bloom—ideal for memorable summer gatherings and BBQs. Additional notable features include: three wood-burning stoves—including one equipped for baking—adding warmth and charm; a portable Honda generator with convenient quick-connect to the main power panel, ensuring peace of mind; an oversized heated garage complete with 220V power and two attached lean-to's, ideal for storage or workshop space; additional storage options with a sea-can and shed; two drilled wells providing excellent water supply and future sustainability. Don't miss this opportunity to experience idyllic country living at its finest. Schedule your private viewing and envision the summer of 2025 as you establish your roots in this exceptional acreage.

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