# \$615,000 - 380010 Range Road 4-4a, Rural Clearwater County

MLS® #A2213011

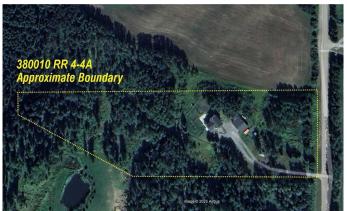
### \$615,000

4 Bedroom, 2.00 Bathroom, 2,148 sqft Residential on 5.01 Acres

NONE, Rural Clearwater County, Alberta

\*\*\*NEW PRICE\*\*\* If you're seeking a beautifully maintained family home nestled in the tranguil Central Alberta countryside, look no further. This charming acreage offers the ideal setting for experiencing a quiet rural lifestyleâ€"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 bloomâ€"ideal for memorable summer gatherings and BBQs. Additional notable features include: three wood-burning stovesâ€"including one equipped for bakingâ€"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.

Built in 1993

#### **Essential Information**

MLS® # A2213011 Price \$615,000

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 2,148 Acres 5.01

Year Built 1993

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 380010 Range Road 4-4a

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T0M 0P0

### **Amenities**

Parking Spaces 8

Parking Double Garage Detached, 220 Volt Wiring, Garage Door Opener, Gravel

Driveway, Heated Garage, Oversized

# of Garages 2

#### Interior

Interior Features Kitchen Island, Laminate Counters, No Animal Home, No Smoking

Home, Storage, Jetted Tub

Appliances Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Natural Gas, Wood Stove, Floor Furnace, Wood

Cooling None
Fireplace Yes
# of Fireplaces 3

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Full, Partially Finished, Walk-Out

## **Exterior**

Exterior Features Garden, Private Yard, Storage

Lot Description Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, No

Neighbours Behind, Irregular Lot, Native Plants, Sloped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

#### **Additional Information**

Date Listed April 22nd, 2025

Days on Market 103
Zoning CRA

### **Listing Details**

Listing Office RE/MAX First

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