

**375053A Range Road 5-5
Rural Clearwater County, Alberta****MLS # A2268267****\$265,000**

Division:	NONE	
Type:	Residential/House	
Style:	1 and Half Storey, Acreage with Residence	
Size:	864 sq.ft.	Age: 1955 (71 yrs old)
Beds:	4	Baths: 1
Garage:	Parking Pad	
Lot Size:	7.01 Acres	
Lot Feat:	Few Trees	

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Wood	Sewer:	Lagoon
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	32-37-5-W5
Exterior:	Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	Furniture in the house.
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7 acres in Clearwater County with the potential to be a nice hobby acreage. The older home has one bedroom in the front next to the entry way and a second on the main level with two more potential bedrooms upstairs, although they are not included in overall square footage due to ceiling height. There is a poured concrete foundation with extra living space in the basement, storage area and a cold room. The acreage has some perimeter and cross fencing and there are a few older storage sheds. The furniture in the house can go with the sale.