

**364073 Range Road 6-1
Rural Clearwater County, Alberta**

MLS # A2187964



\$889,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,151 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	3.24 Acres		
Lot Feat:	Landscaped, Wooded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Lagoon
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	25-36-6-W5
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Central Vacuum, Crown Molding, Kitchen Island, Vinyl Windows		

Inclusions: Gazebo , fire pit, hot tub, sauna, car hoist, air compressor

Nothing original is found here!! 1290 sq.ft. 4 level split....all levels developed. Basement level is a walk-out to the attached triple car garage. Home features 4 bedrooms, 2.5 bathrooms, main floor laundry, oak hardwood and tile flooring. All oak trim and crown moldings throughout. Windows have been updated as well. Oak kitchen cabinets with island cooktop and range hood. Corian counter tops. Built-in china cabinets.....access to two sided covered deck with hot tub. Triple attached garage is constructed with styrofoam blocks, 10 ft. walls and 3 insulated overhead doors. 40x60 shop with 3 overhead doors, floor drain, 6 inch concrete floor with infloor heat, 2 pc. baths, mezzanine for office, car hoist included. AWARD wining landscaping....power & lighting to the gazebo and firepit area.....pizza oven at firepit. Large garden area. This is a property that is a MUST to see. Everything has been well thought out and well constructed!!!