

**362079 Range Road 6-5 Road  
Rural Clearwater County, Alberta**

**MLS # A2208681**



# \$447,500

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached, Driveway, Front Drive, Heated Garage, Off Street,		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Many Trees, No Neighbours Behind, Private		

**Heating:** Forced Air, Natural Gas, Wood, Wood Stove

**Water:** Well

**Floors:** Ceramic Tile, Laminate, Linoleum

**Sewer:** Septic Field

**Roof:** Metal

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** 17-36-6-W5

**Exterior:** Mixed

**Zoning:** CRA

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s)

**Inclusions:** Gazebo, Metal Fireplace and patio furniture in gazebo

Welcome to country living! This beautiful, serene 4-acre property features a 3-bedroom home with a double detached heated garage, ready for your personal touches. Minutes to the Clearwater River for fishing or the many lakes in the area or to go riding quads or your dirt bikes on the endless trails! The dining and living area is perfect for entertaining family and friends. Enjoy watching wildlife while cozying up to the wood stove in the living room, which boasts large windows that let in plenty of natural light. Downstairs, you'll find 2 additional bedrooms and a recreation room, making it an ideal space for kids to hang out, an office, or a media room. The possibilities are endless! Don't miss out on this fantastic opportunity!