

381026 Range Road 6-4
Rural Clearwater County, Alberta

MLS # A2209797



\$450,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,444 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	7.19 Acres		
Lot Feat:	Pasture, Private, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	8-38-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Block	Utilities:	-

Features: Ceiling Fan(s), Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, micro-range, washer, dryer, chicken coop

Acreage living awaits on this 7.19 acre property situated in a private and quiet location outside of Rocky Mountain House! Featuring a nice mountain view, no immediate neighbours and a buffer of trees on the east and north boundaries. The 2013 modular home has a nice open concept layout with vaulted ceilings and many large windows to take in the views! The kitchen features a large island, stainless steel appliances, pantry and a nook off the side with a desk. The living and eating area is open to the kitchen and could be set up in a few different ways. The corner gas fireplace will be a great feature on a winter day! Vaulted ceilings through the living/dining/kitchen/primary bedroom. On one end is the spacious primary bedroom with large window, walk-in closet and an ensuite featuring a jetted tub, stand up shower and vanity with storage. The other end has two nice sized rooms and a full bathroom. On this end there is a second entry door to the west side of the home where a future deck facing the mountains would be a great addition! Desirable 7 acres has been fenced and set up for two pasture areas if you have plans for animals. There is also a chicken coop that will stay. Wrap around driveway with a fire pit area in the centre. The possibilities here are endless and you can make acreage living a reality in beautiful Clearwater County - with endless recreational adventures and beautiful scenery everywhere you look. Recent improvements include shingles, siding and skirting on the entire west side of the home. New septic pump in 2022. New dishwasher and microwave 2025.