

# \$1,279,000 - 371025 Range Road 4-5, Rural Clearwater County

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MLS® #A2193474

**\$1,279,000**

3 Bedroom, 2.00 Bathroom, 2,349 sqft  
Residential on 152.81 Acres

NONE, Rural Clearwater County, Alberta

Beautiful 2014 Hillside Bungalow on 153 Acres

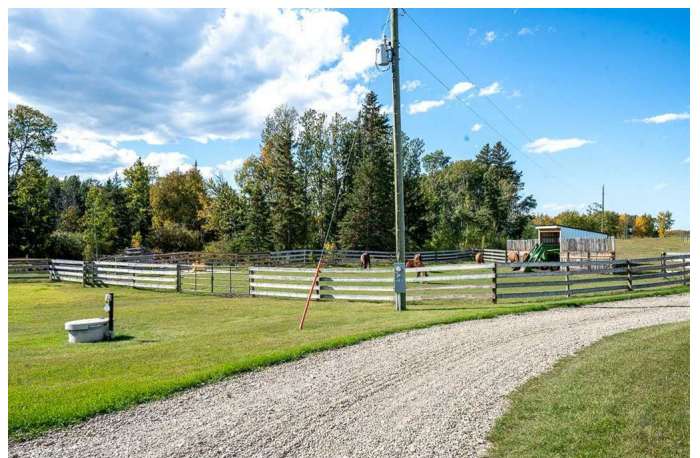
This stunning, meticulous 1,168 SqFt 3 Bdrm/ 2Bth Hillside bungalow offers three bedrooms and two bathrooms, featuring dark hardwood floors and a custom maple kitchen with soft-close cabinets and upgraded stainless steel appliances. The open-concept design includes a cozy gas fireplace, a bright dining area, and a spacious 16x21 ft cedar-stained deck with a gas line for BBQ and wiring for a hot tub, making it perfect for entertaining.

The 153-acre farm includes 77 acres of productive hay land, providing excellent agricultural potential. A 24x32 ft detached garage, built in 2014, offers a 9'™ ceiling, 220V wiring, and a new automatic door opener. Additionally, three 24x36 ft barns provide ample space for livestock or equipment storage.

This property combines modern living with rural charm, making it an excellent opportunity for those looking for both a comfortable home and a productive farm. Contact us today for more details!

Built in 2014

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2193474                         |
| Price          | \$1,279,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 2,349                            |
| Acres          | 152.81                           |
| Year Built     | 2014                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 371025 Range Road 4-5   |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T 2A3                 |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 2                                       |
| Parking        | Double Garage Detached, Gravel Driveway |
| # of Garages   | 2                                       |
| Waterfront     | Creek                                   |

### Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks |
| Appliances        | Dishwasher, Refrigerator, Stove(s)           |
| Heating           | Forced Air, Natural Gas                      |
| Cooling           | None                                         |
| Fireplace         | Yes                                          |
| # of Fireplaces   | 1                                            |
| Fireplaces        | Gas, Living Room                             |
| Has Basement      | Yes                                          |
| Basement          | Finished, Full                               |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                                         |
| Lot Description   | Cleared, Farm, Landscaped, Pasture, Back Yard, Creek/River/Stream/Pond, Private, Seasonal Water |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Stucco                                                                                          |
| Foundation        | Poured Concrete                                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 72              |
| Zoning         | A               |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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