\$615,000 - 380010 Range Road 4-4a, Rural Clearwater County

MLS® #A2213011

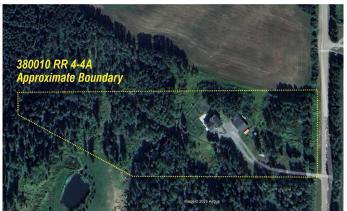
\$615,000

4 Bedroom, 2.00 Bathroom, 2,148 sqft Residential on 5.01 Acres

NONE, Rural Clearwater County, Alberta

NEW PRICE If you're seeking a beautifully maintained family home nestled in the tranguil Central Alberta countryside, look no further. This charming acreage offers the ideal setting for experiencing a quiet rural lifestyleâ€"whether cultivating a thriving garden, caring for farm animals, working on projects in your spacious heated garage, or simply appreciating breathtaking sunrises, sunsets, and star-filled skies. Situated on an impressive 5-acre parcel, this property showcases the quintessential beauty of country living, surrounded by picturesque scenery and abundant wildlife. A gracefully curved driveway, bordered by a classic white rail fence and mature trees, sets the tone with exceptional curb appeal. The two-story residence offers a generous 2,148 square feet of thoughtfully designed living space, featuring 4 bedrooms, 2 bathrooms, a spacious walk-out basement, and an inviting wrap-around covered veranda perfect for relaxation or entertaining. Enjoy lush, manicured lawns, beautifully landscaped multi-tiered flower beds, expansive gardening areas ready for planting, and a variety of fruit-bearing plants already beginning to bloomâ€"ideal for memorable summer gatherings and BBQs. Additional notable features include: three wood-burning stovesâ€"including one equipped for bakingâ€"adding warmth and charm; a portable Honda generator with convenient







quick-connect to the main power panel, ensuring peace of mind; an oversized heated garage complete with 220V power and two attached lean-to's, ideal for storage or workshop space; additional storage options with a sea-can and shed; two drilled wells providing excellent water supply and future sustainability. Don't miss this opportunity to experience idyllic country living at its finest. Schedule your private viewing and envision the summer of 2025 as you establish your roots in this exceptional acreage.

Built in 1993

Essential Information

MLS® # A2213011 Price \$615,000

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 2,148

Acres 5.01

Year Built 1993

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 380010 Range Road 4-4a

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T0M 0P0

Amenities

Parking Spaces 8

Parking Double Garage Detached, Garage Door Opener, Gravel Driveway,

Heated Garage, Oversized, 220 Volt Wiring

of Garages 2

Interior

Interior Features Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No

Smoking Home, Storage

Appliances Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Natural Gas, Wood Stove, Floor Furnace, Wood

Cooling None Fireplace Yes

of Fireplaces 3

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Full, Partially Finished, Walk-Out

Exterior

Exterior Features Garden, Private Yard, Storage

Lot Description Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Lawn, Many

Trees, Native Plants, No Neighbours Behind, Sloped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

Additional Information

Date Listed April 22nd, 2025

Days on Market 65
Zoning CRA

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.