

\$650,000 - 362059 Range Road 6-5, Rural Clearwater County

MLS® #A2212445

\$650,000

2 Bedroom, 2.00 Bathroom, 1,839 sqft
Residential on 4.62 Acres

NONE, Rural Clearwater County, Alberta

4.62 acres just 1/2 mile off pavement on an no exit road. Property is well treed and private. Excellent landscaping has enabled the owner to have a burst of beauty with a lot of perennials in a very natural setting! There is an screened in deck and dog run on the west side of the home. Crushed shale paths lead to a secluded chicken coop and mowed trails through the forest on the east side of the property. The one & half story home has vaulted ceilings, high energy efficient boiler in floor heat in the home and attached double car garage/studio. The walls are two 2x6 staggered walls for energy efficiency & quietness & triple pane windows. Custom built kitchen island with power and eating area. One bedroom on the main and one bedroom in the loft. The primary bedroom has walk-in closet, 6 pce. ensuite with a cast iron clawfoot tub and separate shower and double sinks. Laundry has its own closet in the master. Gas cook stove, and pantry finish off a great working kitchen. Wood burning stove in the living room and in the garage/studio as well. The loft features a TV/sitting area, one bedroom and 2 murphy bookshelves....which hide additional storage areas. Additional 3 pce. bath on the main. The attached garage/studio has the mechanical room . The garage is fully drywalled, extra high ceilings provide for a large mezzanine area for storage or additional living space. Utility room is in the garage as



well. Access to the garage/studio is through the home plus a 16 ft. overhead door as well as a separate man door to the outside. A unique feature of the garage/studio is a professionally designed sound booth which if not needed for someone working from home, may be removed. All in all, this is a very private low maintenance property and there is room to grow!!

Built in 2005

Essential Information

| | |
|----------------|---|
| MLS® # | A2212445 |
| Price | \$650,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,839 |
| Acres | 4.62 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 362059 Range Road 6-5 |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T 2A3 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, No Smoking |
|-------------------|--|

| | |
|-----------------|----------------------------------|
| | Home, Pantry, Vinyl Windows |
| Appliances | Dishwasher, Gas Range, Coverings |
| Heating | Boiler, In Floor, Natural Gas, |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Living Room, Other, Wood B |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Dog Run |
| Lot Description | Environmental Reserve, Ger Private, Wooded, Dog Run F |
| Roof | Metal |
| Construction | Wood Frame |
| Foundation | Slab |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 21st, 2025 |
| Days on Market | 10 |
| Zoning | CRA |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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