\$825,000 - 721040 Range Road 54, Clairmont

MLS® #A2221269

\$825,000

5 Bedroom, 3.00 Bathroom, 1,904 sqft Residential on 16.30 Acres

NONE, Clairmont, Alberta

If you have been waiting for an oversized CR-5 acreage close to town, and accessible by pavement, this may be the one! Perfect for the horse lover, or if you just want some extra space and privacy this 16.30acre parcel is just seconds north of City Limits. The well-established property features a beautiful home site on about 6 acres and 10 +/- acres of fenced pasture to the west. The private yard site includes fencing, tons of mature trees and landscaping, paved driveway, a fully developed and updated 2 storey home with double garage and an oversized detached garage (fits 3 cars). The home is a gorgeous blend of country style and modern updating, and you will love the wrap around deck providing covered front veranda and two-tiered partially covered rear deck. The main floor features hardwood flooring and wood stove in living room, large dining room or sitting area, dining nook with built in seating and double swing doors to patio, powder room and spacious white kitchen with quartz counters, stainless steel appliances, pantry and upgraded faucet and undermount sink. Upstairs includes 3 huge bedrooms with dormer windows, large walk-in closet or storage room and huge main bath with freestanding soaker tub, separate tiled shower with glass door and large vanity with quartz counter and his / her sinks. Basement is tastefully developed with 2 more bedrooms, living room with gas fireplace, full bathroom, finished laundry room and cold room /







additional storage. Other notable features include: immediate possession, A/C, stamped concrete walkway, firepit, shed, fresh paint, new carpet and development potential with Aquatera city water availability. Book you're showing today!

Built in 2000

Essential Information

MLS® # A2221269 Price \$825,000

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,904 Acres 16.30 Year Built 2000

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey

Status Active

Community Information

Address 721040 Range Road 54

Subdivision NONE

City Clairmont

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8X 4G8

Amenities

Parking Double Garage Detached, Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, Pantry, Soaking Tub

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Stove

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, Many Trees, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

Additional Information

Date Listed May 16th, 2025

Days on Market 172

Zoning CR-5

Listing Details

Listing Office Royal LePage - The Realty Group

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