

# \$569,900 - 385073 Range Road 4-3, Rural Clearwater County

MLS® #A2204597

**\$569,900**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 4.00 Acres

NONE, Rural Clearwater County, Alberta

Immaculate acreage located just off Hwy 11 on the Wall Street Road. Let's start with the extremely well maintained 2009, 20 x 76' SRI Home with an oversized treated front deck and smaller back deck. There's an open kitchen/dining/living room with a large island, lots of cupboard and counter space and a new microwave in 2017 and new fridge and dishwasher in 2022. Big bright windows with fresh paint and flooring throughout, completed in 2020. Spacious primary bedroom on the north end with an ensuite and upgraded, oversized shower. Two additional bedrooms on the south end and a full four piece bathroom. There are two entrances on the west side that both open to the front deck plus a big back entryway on the east with the laundry area and lots of room for boots and coats. Siding and shingles were replaced in the spring of 2022, new hot water heater in 2017 and there's a water filtration system from Everything H2O. Heading outside you'll find the 32 x 40' shop, heated with a wash room (and own septic tank), 220 wiring, 14' ceilings and a 12' overhead door plus a 32 x 20' cold storage area on the east side with large sliding doors. This 4 acre parcel is fenced for livestock with a stock waterer (heat not currently working) and a small storage shed. The home is secured to 20 steel pilings that are anchored 11' deep, on a gravel pad with vapor barrier. Start enjoying country living



today with pavement right to your driveway!

Built in 2009

### **Essential Information**

MLS® #	A2204597
Price	\$569,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	4.00
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	385073 Range Road 4-3
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0X0

### **Amenities**

Utilities	Natural Gas Connected
Parking Spaces	4
Parking	Quad or More Detached
# of Garages	4

### **Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	March 25th, 2025
Days on Market	27
Zoning	CRA

## Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.