

\$495,000 - 381077 Range Road 5-2, Rural Clearwater County

MLS® #A2199170

\$495,000

3 Bedroom, 2.00 Bathroom, 1,152 sqft
Residential on 5.02 Acres

NONE, Rural Clearwater County, Alberta

Nicely set up acreage located just off Hwy 761 in the Leslieville and Condor school areas with a well maintained mobile home, 30 x 40' garage AND a mountain view! The 1988 Triple E home is in excellent condition with a nice and open floor plan featuring a centre living room, kitchen and dining area, spacious master bedroom and ensuite at one end with easy access through the laundry to the 12 x 12' boot room addition. Two additional bedrooms are at the south end (both closets have been removed for extra living space) and a full bathroom. Numerous updates include paint on the interior and exterior, flooring, oversized walk in shower in the ensuite, 4 yr old hot water tank and new shingles in May 2024. There's a large deck on the west side where you can relax and enjoy the mountain view and a smaller deck on the back for bbq-ing and shade. The 30 x 40' shop was built in 2022 and is fully finished and heated with 2 x 10' doors and a 12' ceiling and 220 power. The two storage sheds will stay and there are also 2 water hydrants, one next to the shop and the other near the pasture area. 5.02 acres is perimeter fenced with rail interior fences. Book your viewing today, we know you'll be impressed!

Built in 1988

Essential Information



| | |
|----------------|---|
| MLS® # | A2199170 |
| Price | \$495,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,152 |
| Acres | 5.02 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 381077 Range Road 5-2 |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T0M 0C0 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Storage |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Metal Siding |

Foundation Block

Additional Information

Date Listed March 7th, 2025

Days on Market 32

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.