

**364073 Range Road 6-1**  
**Rural Clearwater County, Alberta**

**MLS # A2218227**



**\$889,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                  |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | 4 Level Split, Acreage with Residence |               |                   |
| <b>Size:</b>     | 1,151 sq.ft.                          | <b>Age:</b>   | 1984 (41 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Attached                |               |                   |
| <b>Lot Size:</b> | 3.24 Acres                            |               |                   |
| <b>Lot Feat:</b> | Landscaped, Wooded                    |               |                   |

|                    |   |                   |            |
|--------------------|---|-------------------|------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | Well       |
| <b>Floors:</b>     | Hardwood, Tile  | <b>Sewer:</b>     | Lagoon     |
| <b>Roof:</b>       | Metal   | <b>Condo Fee:</b> | -          |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | 25-36-6-W5 |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | CR         |
| <b>Foundation:</b> | Block   | <b>Utilities:</b> | -          |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Crown Molding, Kitchen Island, Vinyl Windows |                   |            |

**Inclusions:** Gazebo, fire pit, hot tub, sauna

Nothing original is found here!! 1290 sq.ft. 4 level split....all levels developed. Basement level is a walk-out to the attached triple car garage. Home features 4 bedrooms, 2.5 bathrooms, main floor laundry, oak hardwood and tile flooring. All oak trim and crown moldings throughout. Windows have been updated as well. Oak kitchen cabinets with island cooktop and range hood. Corian counter tops. Built-in china cabinets.....access to two sided covered deck with hot tub. Triple attached garage is constructed with styrofoam blocks, 10 ft. walls and 3 insulated overhead doors. 40x60 shop with 3 overhead doors, floor drain, 6 inch concrete floor with infloor heat, 2 pc. baths, mezzanine for office, car hoist included. AWARD wining landscaping....power & lighting to the gazebo and firepit area.....pizza oven at firepit. Large garden area. This is a property that is a MUST to see. Everything has been well thought out and well constructed!!!