

370043 Range Road 6-1
Rural Clearwater County, Alberta

MLS # A2269983



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	3,694 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Quad or More Detached, Workshop in Garage		
Lot Size:	7.09 Acres		
Lot Feat:	Landscaped, Pasture		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-37-6-W5
Exterior:	Stucco, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Closet Organizers, Vinyl Windows		

Inclusions: none

Meticulous 7.09 Acre Hobby Farm, Beautifully Maintained & Fully Set Up. Welcome home to this lovingly cared-for 1978 4 Bdrm / 3 Bthrm Bi-level home tucked into 7.09 private, park-like acres. The home is warm, comfortable & move-in ready, offering many thoughtful upgrades over the years. Attached to the home is a 30' x 32 ft (960 sq ft) heated studio shop with a 2-pc bathroom—previously used as a sewing & fabric business. With its separate entrance & generous workspace, it's ideal for a home-based business, studio, or conversion into a second or additional living area. A 26' x 28 ft Double garage, a 26' x 31 ft. 2 Bay Shop enjoying an upper mezzanine plus Two 16' x 31 ft lean-tos expand the shop footprint to 1,922 sq ft., all provide excellent storage & work space, all bragging concrete floors, big doors, 4 man doors & power. Horse lovers, cattle producers & hobby farmers will appreciate the 32' x 24 ft two-stall barn with tack room & feed storage, along with an extensive number of steel pens, windbreak fencing & cross-fenced paddocks, all in excellent condition. The property was formerly set up for bison, making it exceptionally strong & secure—ideal for cattle, horses, or whatever critters you love. A covered livestock working area & two automatic waterers, complete this turnkey setup. For added versatility, the property also includes a 16' x 32' x 14 ft RV shop, 12' x 8 ft well house, 10' x 12 ft storage shed & a 12' x 16 ft cabin with Bunk bed for guests or kids' adventures Outside, the yard is a true retreat—beautifully landscaped with mature spruce, fruit trees, a tranquil pond & a cool little bridge. Peaceful, private & designed with pride. Conveniently located just minutes north of Caroline, or an easy hop south of Hwy 11 from Rocky Mountain House,

right off paved Arbutus Road. So much value, infrastructure & thoughtful care—this acreage is truly a rare find.