

# \$1,279,000 - 371025 Range Road 4-5, Rural Clearwater County

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MLS® #A2193474

**\$1,279,000**

3 Bedroom, 2.00 Bathroom, 2,349 sqft  
Residential on 152.81 Acres

NONE, Rural Clearwater County, Alberta

Beautiful 2014 Hillside Bungalow on 153 Acres

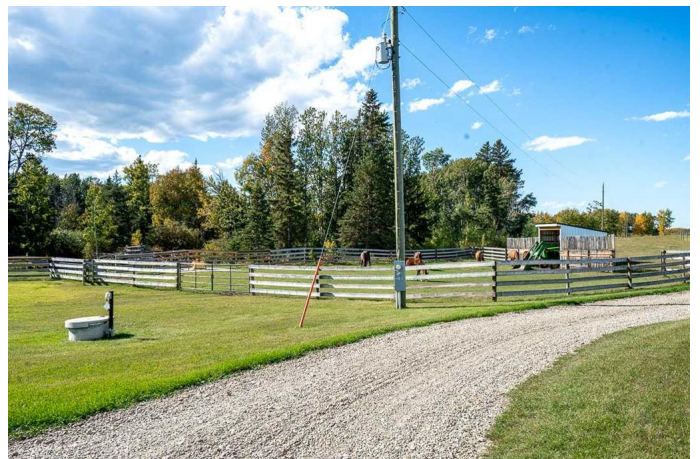
This stunning, meticulous 1,168 SqFt 3 Bdrm/ 2Bth Hillside bungalow offers three bedrooms and two bathrooms, featuring dark hardwood floors and a custom maple kitchen with soft-close cabinets and upgraded stainless steel appliances. The open-concept design includes a cozy gas fireplace, a bright dining area, and a spacious 16x21 ft cedar-stained deck with a gas line for BBQ and wiring for a hot tub, making it perfect for entertaining.

The 153-acre farm includes 77 acres of productive hay land, providing excellent agricultural potential. A 24x32 ft detached garage, built in 2014, offers a 9â€™™ ceiling, 220V wiring, and a new automatic door opener. Additionally, three 24x36 ft barns provide ample space for livestock or equipment storage.

This property combines modern living with rural charm, making it an excellent opportunity for those looking for both a comfortable home and a productive farm. Contact us today for more details!

Built in 2014

## Essential Information



MLS® #	A2193474
Price	\$1,279,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,349
Acres	152.81
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	371025 Range Road 4-5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Gravel Driveway
# of Garages	2
Waterfront	Creek

### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard, Cleared, Creek/River/Stream/Pond, Farm, Landscaped, Pasture, Private, Seasonal Water
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	52
Zoning	A

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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