

390050 RANGE ROAD 8-4
Rural Clearwater County, Alberta

MLS # A2255719

\$659,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,100 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	RV Carport, Single Garage Attached		
Lot Size:	4.23 Acres		
Lot Feat:	Few Trees, Garden		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Vinyl	Sewer:	Lagoon, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	4-39-8-W5
Exterior:	Mixed	Zoning:	CRA
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Kitchen Island		

Inclusions: starlink

Welcome to your own slice of the West Country! This beautifully renovated family home is perfectly set up for those who love both comfort and the outdoors. Surrounded by endless crown land and just minutes from the North Saskatchewan River, adventure is always at your doorstep. Inside, you'll appreciate the updates, including a brand-new furnace, hot water tank, central A/C, and a cozy wood-burning stove to keep you warm all winter long. The closed-in porch is the perfect spot to unwind with a coffee or glass of wine while taking in the peace and quiet. The property is equally impressive outside—featuring a fully fenced pasture, a small barn, a shop for all your projects, a great garden space, greenhouse, and generator hook-ups right from the main pole for added peace of mind. There is also a partially finished cabin for extra guest accommodations. Whether you're looking for space for animals, toys, or hobbies, this acreage checks all the boxes.