

\$530,000 - 373005 Range Road 4-1, Rural Clearwater County

MLS® #A2204378

\$530,000

5 Bedroom, 2.00 Bathroom, 1,914 sqft
Residential on 7.19 Acres

NONE, Rural Clearwater County, Alberta

Nestled on a peaceful 7.19-acre lot at 373005 Range Road 41 in Rural Clearwater County, this exceptional property offers a perfect blend of country charm and modern living. The spacious 1914 sq. ft. mobile home features 5 bedrooms and 2 bathrooms, including a large primary suite with a private 4-piece ensuite. The second bathroom has been updated with a 4-piece layout, and the porch is roughed in for an additional 3-piece bath, offering room for future expansion.

Designed with comfort and practicality in mind, the home boasts laminate and vinyl flooring throughout, creating a low-maintenance yet stylish interior. The kitchen has a large pantry, newer appliances, and a gas stove, perfect for those who enjoy cooking and entertaining. Outdoor enthusiasts will fall in love with the fully stocked trout pond, fruit orchard (raspberries, cherries, plums, pears, apples and apricots), and large garden. The gazebo and hydrotherapy hot tub provide the perfect spaces to relax and enjoy the stunning natural surroundings. A 36x28 detached 3-car garage, built in 2006, offers ample space for vehicles and storage.

Other notable features include a wood stove for cozy winter nights, a laundry room with a dog door and run, and recent updates such as a newer roof and eaves on both the home (2.5 years ago) and garage (1.5 years ago). With its serene location and private setting, this



property is an ideal place to call home for anyone looking to escape the hustle and bustle of city life. Don't miss the opportunity to make this gorgeous acreage yours!

Built in 1988

Essential Information

MLS® #	A2204378
Price	\$530,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,914
Acres	7.19
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	373005 Range Road 4-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0X0

Amenities

Parking	Oversized, Triple Garage Detached
# of Garages	3

Interior

Interior Features	No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Ceiling Fan(s), Storage
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner,

	Freezer
Heating	Forced Air
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard, Garden, Storage
Lot Description	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Orchard(s), Private, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	March 28th, 2025
Days on Market	19
Zoning	CRA

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.