

\$615,000 - 380010 Range Road 4-4a, Rural Clearwater County

MLS® #A2213011

\$615,000

4 Bedroom, 2.00 Bathroom, 2,148 sqft
Residential on 5.01 Acres

NONE, Rural Clearwater County, Alberta

*****NEW PRICE***** If you're seeking a beautifully maintained family home nestled in the tranquil Central Alberta countryside, look no further. This charming acreage offers the ideal setting for experiencing a quiet rural lifestyle—whether cultivating a thriving garden, caring for farm animals, working on projects in your spacious heated garage, or simply appreciating breathtaking sunrises, sunsets, and star-filled skies. Situated on an impressive 5-acre parcel, this property showcases the quintessential beauty of country living, surrounded by picturesque scenery and abundant wildlife. A gracefully curved driveway, bordered by a classic white rail fence and mature trees, sets the tone with exceptional curb appeal. The two-story residence offers a generous 2,148 square feet of thoughtfully designed living space, featuring 4 bedrooms, 2 bathrooms, a spacious walk-out basement, and an inviting wrap-around covered veranda perfect for relaxation or entertaining. Enjoy lush, manicured lawns, beautifully landscaped multi-tiered flower beds, expansive gardening areas ready for planting, and a variety of fruit-bearing plants already beginning to bloom—ideal for memorable summer gatherings and BBQs. Additional notable features include: three wood-burning stoves—including one equipped for baking—adding warmth and charm; a portable Honda generator with convenient



quick-connect to the main power panel, ensuring peace of mind; an oversized heated garage complete with 220V power and two attached lean-to's, ideal for storage or workshop space; additional storage options with a sea-can and shed; two drilled wells providing excellent water supply and future sustainability. Don't miss this opportunity to experience idyllic country living at its finest. Schedule your private viewing and envision the summer of 2025 as you establish your roots in this exceptional acreage.

Built in 1993

Essential Information

MLS® #	A2213011
Price	\$615,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,148
Acres	5.01
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

Community Information

Address	380010 Range Road 4-4a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0P0

Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Gravel

Driveway, Heated Garage, Oversized

of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Storage, Jetted Tub, Laminate Counters

Appliances Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Floor Furnace, Natural Gas, Wood Stove, Wood

Cooling None

Fireplace Yes

of Fireplaces 3

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Full, Partially Finished, Walk-Out

Exterior

Exterior Features Garden, Private Yard, Storage

Lot Description Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Lawn, Many Trees, No Neighbours Behind, Native Plants, Sloped

Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

Foundation Wood

Additional Information

Date Listed April 22nd, 2025

Days on Market 82

Zoning CRA

Listing Details

Listing Office RE/MAX First

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