

# **\$650,000 - 362059 Range Road 6-5, Rural Clearwater County**

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MLS® #A2212445

**\$650,000**

2 Bedroom, 2.00 Bathroom, 1,839 sqft  
Residential on 4.62 Acres

NONE, Rural Clearwater County, Alberta

4.62 acres just 1/2 mile off pavement on an no exit road. Property is well treed and private. Excellent landscaping has enabled the owner to have a burst of beauty with a lot of perennials in a very natural setting! There is an screened in deck and dog run on the west side of the home. Crushed shale paths lead to a secluded chicken coop and mowed trails through the forest on the east side of the property. The one & half story home has vaulted ceilings, high energy efficient boiler in floor heat in the home and attached double car garage/studio. The walls are two 2x6 staggered walls for energy efficiency & quietness & triple pane windows. Custom built kitchen island with power and eating area. One bedroom on the main and one bedroom in the loft. The primary bedroom has walk-in closet, 6 pce. ensuite with a cast iron clawfoot tub and separate shower and double sinks. Laundry has its own closet in the master. Gas cook stove, and pantry finish off a great working kitchen. Wood burning stove in the living room and in the garage/studio as well. The loft features a TV/sitting area, one bedroom and 2 murphy bookshelves....which hide additional storage areas. Additional 3 pce. bath on the main. The attached garage/studio has the mechanical room . The garage is fully drywalled, extra high ceilings provide for a large mezzanine area for storage or additional living space. Utility room is in the garage as



well. Access to the garage/studio is through the home plus a 16 ft. overhead door as well as a separate man door to the outside. A unique feature of the garage/studio is a professionally designed sound booth which if not needed for someone working from home, may be removed. All in all, this is a very private low maintenance property and there is room to grow!!

Built in 2005

### **Essential Information**

MLS® #	A2212445
Price	\$650,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,839
Acres	4.62
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	362059 Range Road 6-5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, No Smoking
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	Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Gas Range, Coverings
Heating	Boiler, In Floor, Natural Gas,
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Other, Wood B
Basement	None

## Exterior

Exterior Features	Private Yard, Dog Run
Lot Description	Environmental Reserve, Ger Private, Wooded, Dog Run F
Roof	Metal
Construction	Wood Frame
Foundation	Slab

## Additional Information

Date Listed	April 21st, 2025
Days on Market	9
Zoning	CRA

## Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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