

# \$974,900 - A&b, 380024 Range Road 4-4a, Rural Clearwater County

MLS® #A2191085

**\$974,900**

4 Bedroom, 2.00 Bathroom, 1,288 sqft  
Residential on 138.90 Acres

NONE, Rural Clearwater County, Alberta

Immaculate presentation! 138.9 acres of pristine living with 2 residences, massive heated shop, second heated workshop and modern bilevel in excellent condition. Home is 1288 square feet with 2 bedrooms up, 2 down and 2 baths. Stucco exterior with tin roof and 14 x 28 covered deck. Workshop is 22 x 32 with painted plywood lining and heated with gas overhead and woodstove... currently used mostly for woodworking hobby and garage. Big shop is 40 x 80, tin lined with radiant heater and 14x14 overhead door. Both outbuildings have full concrete floors. Dugout on north side of shops could be stocked with fish. Fenced garden spot and stunning, exceptionally well cared for grounds will impress. Shop area is set up for campers to surround and plug in. Cenovus Energy has surface lease currently being reclaimed. Owners received lease payment in '24 but are not sure they will get one for '25 (sold with NO lease revenue guarantee). There are approximately 60 cultivated acres currently rented to a neighbor with a fair trade rent proposition. Property is located not far from world class trout fishing, ample hunting opportunities and lots of potential. This property shows well and has been well cared for over the past 18 years. Mobile Home Tenant pays \$1050/month plus utilities. She has been there 4 years and wants to stay. Excellent tenant. Mobile home is believed to be. 1977 "Olympic" by Pyramid



Homes 14x68 2 bed 2 bath with 9x16 addition  
in good condition. Serial #4915-S, CSA  
#307042, Model #077-2.

Built in 1979

### Essential Information

MLS® #	A2191085
Price	\$974,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	138.90
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	A&b, 380024 Range Road 4-4a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0P0

### Amenities

Parking	Double Garage Detached, Heated Garage, Insulated, Shared Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Water Conditioner, Window Coverings
Heating	Natural Gas, Baseboard, Hot Water
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Rain Gutters, RV Hookup
Lot Description	Garden, Landscaped, Many Trees, Wooded
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	43
Zoning	A

### **Listing Details**

Listing Office	Century 21 Advantage
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