

\$400,000 - 404022 Range Road 5-1, Rural Clearwater County

MLS® #A2206635

\$400,000

1 Bedroom, 1.00 Bathroom, 1,260 sqft
Residential on 4.90 Acres

NONE, Rural Clearwater County, Alberta

Country Charmer! This adorable acreage is located just off Hwy 12 in the Leslieville area with a nicely treed and private yard site. The one bedroom bungalow has been lovingly maintained with a large kitchen, full bathroom and spacious family room with a wood burning stove. Laundry area conveniently located just off the kitchen as you head down the hall way. The front covered deck is a great spot to enjoy a quiet evening and is attached to a big bright boot room on the north end and a seasonal use den on the south side with electric heat. The 4.9 acres is mostly treed with a tear drop driveway and large fenced garden area. 24 x 36' garage is wired and insulated with new shingles in 2009. The house roof was reshingled in 2020 and hot water tank replaced in 2015.

Built in 1985

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2206635 |
| Price | \$400,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,260 |
| Acres | 4.90 |
| Year Built | 1985 |



| | |
|----------|----------------------------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 404022 Range Road 5-1 |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T0M 1H0 |

Amenities

| | |
|----------------|------------------------|
| Utilities | Phone Connected |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Propane |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning, Free Standing |
| Basement | None |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description | Many Trees |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete, Slab |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | April 3rd, 2025 |
|-------------|-----------------|

Days on Market 1
Zoning CRA

Listing Details

Listing Office RE/MAX real estate central alberta

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