

# \$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          | 2 Storey, Acreage with Residence |
| 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        | Double Garage Detached, 220 Volt Wiring, Garage Door Opener, Gravel |

|              |                                    |
|--------------|------------------------------------|
|              | Driveway, Heated Garage, Oversized |
| # of Garages | 2                                  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Jetted Tub            |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Natural Gas, Wood Stove, Floor Furnace, 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), Lawn, Many Trees, No Neighbours Behind, Irregular Lot, Native Plants, Sloped |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Wood  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 105              |
| Zoning         | CRA              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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