

# \$889,900 - 364073 Range Road 6-1, Rural Clearwater County

MLS® #A2187964

**\$889,900**

4 Bedroom, 2.00 Bathroom, 1,151 sqft  
Residential on 3.24 Acres

NONE, Rural Clearwater County, Alberta

Nothing original is found here!! 1290 sq.ft. 4 level split....all levels developed. Basement level is a walk-out to the attached triple car garage. Home features 4 bedrooms, 2.5 bathrooms, main floor laundry, oak hardwood and tile flooring. All oak trim and crown moldings throughout. Windows have been updated as well. Oak kitchen cabinets with island cooktop and range hood. Corian counter tops. Built-in china cabinets.....access to two sided covered deck with hot tub. Triple attached garage is constructed with styrofoam blocks, 10 ft. walls and 3 insulated overhead doors. 40x60 shop with 3 overhead doors, floor drain, 6 inch concrete floor with infloor heat, 2 pc. baths, mezzanine for office, car hoist included. AWARD wining landscaping....power & lighting to the gazebo and firepit area.....pizza oven at firepit. Large garden area. This is a property that is a MUST to see. Everything has been well thought out and well constructed!!!

Built in 1984

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2187964  |
| Price     | \$889,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                                       |
|----------------|---------------------------------------|
| Full Baths     | 1                                     |
| Half Baths     | 1                                     |
| Square Footage | 1,151                                 |
| Acres          | 3.24                                  |
| Year Built     | 1984                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, 4 Level Split |
| Status         | Active                                |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 364073 Range Road 6-1   |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0M0                 |

### **Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Kitchen Island, Vinyl Windows, Crown Molding                              |
| Appliances        | Built-In Oven, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Garden, Fire Pit, Outdoor Grill |
| Lot Description   | Landscaped, Wooded              |
| Roof              | Metal                           |
| Construction      | Stucco, Wood Frame              |
| Foundation        | Block                           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 67                 |
| Zoning         | CR                 |

### **Listing Details**

Listing Office            Century 21 Westcountry Realty Ltd.

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