

\$675,000 - 344067 Range Road 60, Rural Clearwater County

MLS® #A2190242

\$675,000

1 Bedroom, 1.00 Bathroom, 769 sqft
Residential on 4.99 Acres

NONE, Rural Clearwater County, Alberta

4.99 ACRES near JAMES RIVER! 1.5 MILES OFF PAVEMENT on a DEAD-END ROAD. Very PRIVATE & quiet. TREED & MATURE ACREAGE. IMMACULATE CONDITION 1 BED, 1 BATH BUNGALOW. Outbuildings include DETACHED HEATED 24X24â€™™ GARAGE, 12â€™™x16â€™™ shed w/ concrete apron, 3 BAY LEAN-TO/BARN.

At the front of the home you are welcomed by a large COVERED PATIO. Open concept living/dining/kitchen with VAULTED CEILINGS. Well laid out. Living room has cozy PROPANE STOVE. Good size primary bedroom. 3 pc bath. Utility room with stacking laundry on main floor.

Gravel TEAR DROP DRIVEWAY makes it easy to get vehicles, RVâ€™™s, trailers & equipment in & out. Large PARKING PAD. POWER BOX and RV plugs. Property is FULLY FENCED w/ new 5 strand barbed wire & POST & RAIL. LIVESTOCK WATERER and pasture area. LOW MAINTENANCE LANDSCAPING - making it an easy recreational/second home. FIREPIT area with a manmade BEACH. DETACHED HEATED GARAGE has 10â€™™ tall doors with side/wall mount opener, 220V & fully tinned inside. POWER to all outbuildings.

Hereâ€™™s your chance to move to the country



with endless opportunities for whatever you want your life to look like. Great area for HUNTING/RECREATION with lots of CROWN LAND & places like BURNSTICK LAKE & GLENNIFER LAKE nearby. Acreage is fully set up and ready to go.

Roughly 15 minutes to Sundre, 60 minutes to Red Deer & 90 minutes to Calgary.

Built in 2015

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2190242 |
| Price | \$675,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 769 |
| Acres | 4.99 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 344067 Range Road 60 |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T0M1C0 |

Amenities

| | |
|--------------|--|
| Parking | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), See Remarks, Vaulted Ceiling(s) |
|-------------------|---|

| | |
|-----------------|------------------------------------|
| Appliances | Range Hood, Refrigerator, Stove(s) |
| Heating | Fireplace(s), Propane |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Propane |
| Basement | None |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit |
| Lot Description | Pasture, Rectangular Lot, Treed |
| Roof | Metal |
| Construction | Log |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 25th, 2025 |
| Days on Market | 74 |
| Zoning | CRA |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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