

**363044 Range Road 5-1**  
**Rural Clearwater County, Alberta**

**MLS # A2241750**



# \$500,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,297 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Electric Gate, Parking Pad, RV Access/Parking, Workshop in Garage		
<b>Lot Size:</b>	6.99 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Dog Run Fenced In, Front Yard, Garden, Lawn, No		

**Heating:** Forced Air, Propane, Wood Stove

**Water:** Well

**Floors:** Laminate, Linoleum

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** 23-36-5-W5

**Exterior:** Vinyl Siding

**Zoning:** CRA

**Foundation:** See Remarks

**Utilities:** -

**Features:** Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage

**Inclusions:** Generator, Photovoltaics

Welcome to your own off-grid haven, where self-sufficient living meets everyday comfort on nearly 7 acres of private, tree-lined land at the end of a quiet dead-end road. Perfectly positioned to embrace country living & sustainability, this unique property is powered by solar, wind & propane, with a new Generac generator & wiring for a backup portable generator. The solar system has been updated with remote access & automated to run only when the new lithium batteries need recharging. Solar lighting is installed throughout the property & high-speed internet ensures you're always connected, even in the heart of nature. The inviting 1,296 sq ft home is anchored to concrete & thoughtfully updated with a cozy farmhouse feel, including a wood-burning stove (chimney swept in 2025) & warm-toned flooring. Culinary adventures are inspired in the beautiful kitchen, featuring a gas stove, timeless subway tile, 2-toned cabinets & a center island ideal for casual meals or conversation. The living room is flooded with natural light & opens easily to the dining area for an open-concept flow. With 4 bedrooms & 2 full bathrooms, the layout offers excellent flexibility, one secondary bedroom even includes a private 3-piece ensuite, perfect for teens or overnight guests. The primary bedroom is a true retreat with dual closets, a sitting area & private deck access for tranquil morning coffee or sunset views. On-demand hot water, a new gravel sidewalk, mulched landscaping, septic servicing in November 2023 & free access to Clear Water County waste transfer stations provide practical peace of mind. Outdoor space is beyond compare, featuring a fenced garden, 3 distinct firepit areas, a chicken coop, dog run, children's playground, solar-lit walking paths & a footbridge tucked into the trees. A fully developed private campsite with rustic outhouse makes hosting family &

friends effortless. Enjoy a driving range with a tee box & full fairway, while wild rose bushes, wild raspberries, deer, moose, blue jays, hummingbirds & eagles add to the everyday magic. A steel front gate welcomes you to the expansive yard with a 28' x 38' heated shop with concrete slab & both light- & heavy-duty overhead doors. The 3-bay carport is ideal for outdoor tools & toys, while the re-graveled & graded access road offers smooth year-round entry. With 3 of the 6.99 acres fully treed & offering future development potential, this property balances long-term opportunity with the freedom of off-grid living. Located less than 2 km off the highway & just 10 mins to Caroline, 35 mins to Rocky Mountain House, 30 mins to Sundre or Gleniffer Lake, 45 mins to Red Deer or Sylvan Lake & 35 mins to the mountains—you're never far from amenities, yet you'll feel a world away.