

**374037 Range Road 6-0**  
**Rural Clearwater County, Alberta**

**MLS # A2260079**



# \$679,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	4.98 Acres		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	30-37-5-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to 374037 Range Road 6-0 – a spacious country home seated on 4.98 acres. Offering 5 bedrooms and 3 bathrooms on a beautiful open property. Walk inside and you’ll notice the stunning pine ceilings and open concept floorplan. The bright kitchen features hickory cabinets, stainless steel appliances, including a gas range, and a great L shaped peninsula with seating. The dining room opens through French doors onto the spacious deck. The main level includes 3 bedrooms, 2 full baths, a convenient laundry room, and pantry. The partially finished basement adds 2 more bedrooms, a full bath, a large rec room, and plenty of storage space. Step outside to enjoy the expansive backyard with a deck perfect for relaxing or entertaining. The oversized detached double garage has 10 ft walls, electric doors, separate access to each side, and is heated on the workshop side. The property also includes a greenhouse, large shed, and ample RV parking. A perfect blend of rural living and functional space – don’t miss this opportunity!