$449,900 - 395003 Range Road 5-5, Rural Clearwater County

MLS® #A2235600

$449,900
3 Bedroom, 2.00 Bathroom, 1,256 sqft
Residential on 6.18 Acres

NONE, Rural Clearwater County, Alberta

Nice and affordable acreage, zoned CRA and perfectly set up for the horse enthusiast or a hobby farm. The older bungalow/split level offers 1250 sq.ft of living and upgrades such as hot water tank (2024), some windows (2021), metal roof on house and garage (2021), eavestroughs (2021), and new paint on house cedar siding and garage hardy plank siding (2021). The main floor offers a large living room with woodstove, a kitchen with adjoining dining area, and rear mud room. A few steps lead you to the upper level where you'll find 2 spacious bedrooms and a full bathroom. The lower level offers a 3rd bedroom, a 3 pce bathroom, the utility room with washer and dryer, and access to the well and pressure tank. The 24x36 detached garage is separated in 2 areas; a 26x24 parking space with 2 garage doors, and a 10x24 insulated partitioned area ideal for a workshop or additional storage. The nicely treed and mature yard offers numerous steel pens, extensive pipe fencing, 2 stock waterers (currently disconnected for power) and the base for a roping arena with cattle chutes that has been unused, but offers potential. A second driveway is accessible to the pasture area. Great property located on pavement, only 15 minutes east of Rocky Mountain House and 10 minutes west of Leslieville.

Built in 1965

Essential Information

MLS® #	A2235600
Price	$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,256
Acres	6.18
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	395003 Range Road 5-5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0C0

Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Freezer, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Propane, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Free Standing, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Landscaped, Treed, Pasture
Roof	Metal
Construction	Cement Fiber Board, Concrete, Wood Frame, Cedar
Foundation	Block

Additional Information

Date Listed	July 2nd, 2025
Days on Market	11
Zoning	CRA

Listing Details

Listing Office	RE/MAX real estate central alberta

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