

# **\$650,000 - 362059 Range Road 6-5, Rural Clearwater County**

---

MLS® #A2212445

**\$650,000**

2 Bedroom, 2.00 Bathroom, 1,839 sqft  
Residential on 4.62 Acres

NONE, Rural Clearwater County, Alberta

4.62 acres just 1/2 mile off pavement on an no exit road. Property is well treed and private. Excellent landscaping has enabled the owner to have a burst of beauty with a lot of perennials in a very natural setting! There is an screened in deck and dog run on the west side of the home. Crushed shale paths lead to a secluded chicken coop and mowed trails through the forest on the east side of the property. The one & half story home has vaulted ceilings, high energy efficient boiler in floor heat in the home and attached double car garage/studio. The walls are two 2x6 staggered walls for energy efficiency & quietness & triple pane windows. Custom built kitchen island with power and eating area. One bedroom on the main and one bedroom in the loft. The primary bedroom has walk-in closet, 6 pce. ensuite with a cast iron clawfoot tub and separate shower and double sinks. Laundry has its own closet in the master. Gas cook stove, and pantry finish off a great working kitchen. Wood burning stove in the living room and in the garage/studio as well. The loft features a TV/sitting area, one bedroom and 2 murphy bookshelves....which hide additional storage areas. Additional 3 pce. bath on the main. The attached garage/studio has the mechanical room . The garage is fully drywalled, extra high ceilings provide for a large mezzanine area for storage or additional living space. Utility room is in the garage as



well. Access to the garage/studio is through the home plus a 16 ft. overhead door as well as a separate man door to the outside. A unique feature of the garage/studio is a professionally designed sound booth which if not needed for someone working from home, may be removed. All in all, this is a very private low maintenance property and there is room to grow!!

Built in 2005

### **Essential Information**

MLS® #	A2212445
Price	\$650,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,839
Acres	4.62
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	362059 Range Road 6-5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, No Smoking
-------------------	--

	Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Gas Range, Coverings
Heating	Boiler, In Floor, Natural Gas,
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Other, Wood B
Basement	None

## Exterior

Exterior Features	Private Yard, Dog Run
Lot Description	Environmental Reserve, Ger Private, Wooded, Dog Run F
Roof	Metal
Construction	Wood Frame
Foundation	Slab

## Additional Information

Date Listed	April 21st, 2025
Days on Market	13
Zoning	CRA

## Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

