

# \$615,000 - 380010 Range Road 4-4a, Rural Clearwater County

MLS® #A2213011

**\$615,000**

4 Bedroom, 2.00 Bathroom, 2,148 sqft  
Residential on 5.01 Acres

NONE, Rural Clearwater County, Alberta

**\*\*\*NEW PRICE\*\*\*** If you're seeking a beautifully maintained family home nestled in the tranquil Central Alberta countryside, look no further. This charming acreage offers the ideal setting for experiencing a quiet rural lifestyle—whether cultivating a thriving garden, caring for farm animals, working on projects in your spacious heated garage, or simply appreciating breathtaking sunrises, sunsets, and star-filled skies. Situated on an impressive 5-acre parcel, this property showcases the quintessential beauty of country living, surrounded by picturesque scenery and abundant wildlife. A gracefully curved driveway, bordered by a classic white rail fence and mature trees, sets the tone with exceptional curb appeal. The two-story residence offers a generous 2,148 square feet of thoughtfully designed living space, featuring 4 bedrooms, 2 bathrooms, a spacious walk-out basement, and an inviting wrap-around covered veranda perfect for relaxation or entertaining. Enjoy lush, manicured lawns, beautifully landscaped multi-tiered flower beds, expansive gardening areas ready for planting, and a variety of fruit-bearing plants already beginning to bloom—ideal for memorable summer gatherings and BBQs. Additional notable features include: three wood-burning stoves—including one equipped for baking—adding warmth and charm; a portable Honda generator with convenient



quick-connect to the main power panel, ensuring peace of mind; an oversized heated garage complete with 220V power and two attached lean-to's, ideal for storage or workshop space; additional storage options with a sea-can and shed; two drilled wells providing excellent water supply and future sustainability. Don't miss this opportunity to experience idyllic country living at its finest. Schedule your private viewing and envision the summer of 2025 as you establish your roots in this exceptional acreage.

Built in 1993

**Essential Information**

MLS® #	A2213011
Price	\$615,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,148
Acres	5.01
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	380010 Range Road 4-4a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0P0

**Amenities**

Parking Spaces	8
Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway,

	Heated Garage, Oversized, 220 Volt Wiring
# of Garages	2

## Interior

Interior Features	Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Wood Stove, Floor Furnace, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Lawn, Many Trees, Native Plants, No Neighbours Behind, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	73
Zoning	CRA

## Listing Details

Listing Office	RE/MAX First
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