

# \$648,000 - 405016 Range Road 5-4, Rural Clearwater County

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MLS® #A2240634

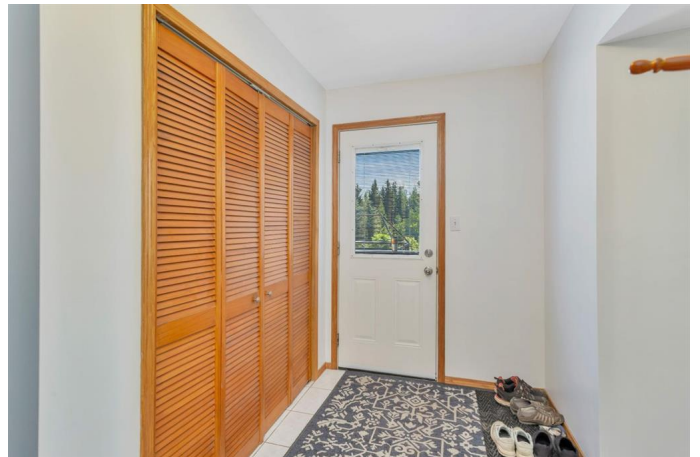
**\$648,000**

5 Bedroom, 3.00 Bathroom, 1,961 sqft  
Residential on 7.19 Acres

NONE, Rural Clearwater County, Alberta

Offered by the original owner, this 7.19-acre property has so much to offer. The unique 1.5 storey home features in-floor heat on all three levels and offers a warm, inviting layout. The main floor welcomes you with a spacious entrance and a well-appointed kitchen with stainless steel appliances. The dining and living room areas are highlighted by a stunning two-storey vaulted cedar ceiling and a cozy natural gas stove, creating an open yet comfortable living space. Upstairs you'll find three bedrooms including the primary suite with a private deck overlooking the beautifully landscaped yard. The large bathroom includes a jetted tub and convenient direct access from the primary bedroom. The finished basement provides a rec room, bonus room, fourth bedroom, 3-piece bathroom, and laundry area, along with additional storage and direct access to the attached garage. The oversized double attached garage (in-floor heat roughed in) offers convenient entry from both the main level and the basement. Outside, the property is beautifully landscaped with mature perennials and fruit trees, garden spot, plus fenced paddocks perfect for animals. A second well is in place for livestock. The 30x54' metal-clad outbuilding was originally built for RV storage and features drive-through doors and a gravel floor—ideal for equipment, hobbies, or additional storage.

This is a great opportunity to own an acreage



with room to live, play, and grow.

Built in 1984

### Essential Information

MLS® #	A2240634
Price	\$648,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,961
Acres	7.19
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### Community Information

Address	405016 Range Road 5-4
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1A8

### Amenities

Parking	Double Garage Attached, RV Garage
# of Garages	2

### Interior

Interior Features	Storage, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Jetted Tub
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Free Standing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Private, Garden
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 19th, 2025
Days on Market	1
Zoning	CRA

## Listing Details

Listing Office	RE/MAX real estate central alberta
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