

# \$495,000 - 381077 Range Road 5-2, Rural Clearwater County

MLS® #A2199170

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Residential on 5.02 Acres

NONE, Rural Clearwater County, Alberta

Nicely set up acreage located just off Hwy 761 in the Leslieville and Condor school areas with a well maintained mobile home, 30 x 40' garage AND a mountain view! The 1988 Triple E home is in excellent condition with a nice and open floor plan featuring a centre living room, kitchen and dining area, spacious master bedroom and ensuite at one end with easy access through the laundry to the 12 x 12' boot room addition. Two additional bedrooms are at the south end (both closets have been removed for extra living space) and a full bathroom. Numerous updates include paint on the interior and exterior, flooring, oversized walk in shower in the ensuite, 4 yr old hot water tank and new shingles in May 2024. There's a large deck on the west side where you can relax and enjoy the mountain view and a smaller deck on the back for bbq-ing and shade. The 30 x 40' shop was built in 2022 and is fully finished and heated with 2 x 10' doors and a 12' ceiling and 220 power. The two storage sheds will stay and there are also 2 water hydrants, one next to the shop and the other near the pasture area. 5.02 acres is perimeter fenced with rail interior fences. Book your viewing today, we know you'll be impressed!

Built in 1988

## Essential Information



MLS® #	A2199170
Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	5.02
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	381077 Range Road 5-2
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0C0

### Amenities

Utilities	Natural Gas Connected
Parking	Quad or More Detached
# of Garages	4

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Metal Siding

Foundation            Block

### **Additional Information**

Date Listed            March 7th, 2025

Days on Market      27

Zoning                CRA

### **Listing Details**

Listing Office        RE/MAX real estate central alberta

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