

\$459,000 - 392040 Range Road 6-1, Rural Clearwater County

MLS® #A2210990

\$459,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 6.99 Acres

NONE, Rural Clearwater County, Alberta

Welcome to this private 6.99 acre property located down a quiet no exit road. The immaculate well cared for mobile has been maintained and upgraded over the years with updates including newer roof, replaced skirting (tin) and upgraded with Durafoam insulation, newer heat tape, paint, and refaced cabinets to name a few. Home shows very well and has had great pride of ownership. Spacious primary bedroom with walk-in closet and 4pc ensuite, good sized kitchen and living room with two additional bedrooms and 4pc bath. Outside you'll love the privacy, play space, fire pit, greenhouse, 48x14 deck and a beautiful dugout/pond to enjoy however you please. The 36x28 shop is heated with additional storage cabinets, concrete floor, and has a 14x36 lean-to added on perfect for Rv parking or additional covered storage. This acreage is Zoned CRA and could be set up however you like.

Built in 1997

Essential Information

| | |
|------------|-----------|
| MLS® # | A2210990 |
| Price | \$459,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|--------------------------------------|
| Square Footage | 1,216 |
| Acres | 6.99 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Modular Home |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 392040 Range Road 6-1 |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T 2A1 |

Amenities

| | |
|---------|-------------------|
| Parking | RV Access/Parking |
|---------|-------------------|

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), No Smoking Home |
| Appliances | Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Back Yard, Front Yard, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 15 |
| Zoning | CRA |

Listing Details

Listing Office Century 21 Westcountry Realty Ltd.

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