

# \$889,900 - 364073 Range Road 6-1, Rural Clearwater County

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MLS® #A2187964

**\$889,900**

4 Bedroom, 2.00 Bathroom, 1,151 sqft  
Residential on 3.24 Acres

NONE, Rural Clearwater County, Alberta

Nothing original is found here!! 1290 sq.ft. 4 level split....all levels developed. Basement level is a walk-out to the attached triple car garage. Home features 4 bedrooms, 2.5 bathrooms, main floor laundry, oak hardwood and tile flooring. All oak trim and crown moldings throughout. Windows have been updated as well. Oak kitchen cabinets with island cooktop and range hood. Corian counter tops. Built-in china cabinets.....access to two sided covered deck with hot tub. Triple attached garage is constructed with styrofoam blocks, 10 ft. walls and 3 insulated overhead doors. 40x60 shop with 3 overhead doors, floor drain, 6 inch concrete floor with infloor heat, 2 pc. baths, mezzanine for office, car hoist included. AWARD wining landscaping....power & lighting to the gazebo and firepit area.....pizza oven at firepit. Large garden area. This is a property that is a MUST to see. Everything has been well thought out and well constructed!!!

Built in 1984

## Essential Information

MLS® #	A2187964
Price	\$889,900
Bedrooms	4
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,151
Acres	3.24
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 4 Level Split
Status	Active

### Community Information

Address	364073 Range Road 6-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### Amenities

Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Central Vacuum, Kitchen Island, Vinyl Windows, Crown Molding
Appliances	Built-In Oven, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Garden, Fire Pit, Outdoor Grill
Lot Description	Landscaped, Wooded
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Block

### Additional Information

Date Listed	January 22nd, 2025
Days on Market	83
Zoning	CR

### **Listing Details**

Listing Office	Century 21 Westcountry Realty Ltd.
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