

# \$469,000 - 364029 Range Road 6-4, Rural Clearwater County

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MLS® #A2229238

**\$469,000**

4 Bedroom, 1.00 Bathroom, 1,268 sqft  
Residential on 14.61 Acres

NONE, Rural Clearwater County, Alberta

A rare 14+ acres of peace and privacy in a prime Westcountry location! From the moment you enter the gates and follow the driveway you will feel the tranquil and private setting that surrounds this property. Originally built in 1960 this well built home has seen some updates over the years and has been left for you to renovate and update to your liking. The main level features an open concept living, dining and kitchen space with windows overlooking the front yard. Updated hardwood floors flow throughout the living and dining room. The kitchen is a u-shape style with room to expand and add more cabinetry or have a space for a breakfast bar. The upper level has three bedrooms and a full bathroom that has been renovated. Off the kitchen is a large mud-room heated by a wood stove (sold as is). The basement offers a large family room, fourth bedroom, and plenty of storage space along with a very large laundry and utility room. Outside there is a nicely developed yard site with mature trees, a patio off the front off the home, mature garden spot and numerous outbuildings. 27'x49' shop bay with a concrete floor plus three separate spaces attached to it that can be used in multiple ways - 18'x27' space, 11'x27' space and a 30'x21' space. In the heart of the Westcountry close to crown land with river access and all that the Westcountry has to offer. Just a few minutes drive to the



village of Caroline which offers a growing community with all the essentials. From there you can commute to Rocky Mountain House for all the amenities you would need not to mention being centrally located to Red Deer and Calgary/Edmonton. This parcel and property has endless opportunities to make it your next dream home.

Built in 1960

### **Essential Information**

MLS® #	A2229238
Price	\$469,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,268
Acres	14.61
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	364029 Range Road 6-4
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

### **Amenities**

Parking	None
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### **Interior**

Interior Features	Built-in Features, See Remarks, Storage
Appliances	Stove(s)

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Lawn, Many Trees, Private, Secluded, See Remarks
Roof	Metal
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	7
Zoning	Agricultural

## Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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