

# \$675,000 - 344067 Range Road 60, Rural Clearwater County

MLS® #A2190242

**\$675,000**

1 Bedroom, 1.00 Bathroom, 769 sqft  
Residential on 4.99 Acres

NONE, Rural Clearwater County, Alberta

4.99 ACRES near JAMES RIVER! 1.5 MILES OFF PAVEMENT on a DEAD-END ROAD. Very PRIVATE & quiet. TREED & MATURE ACREAGE. IMMACULATE CONDITION 1 BED, 1 BATH BUNGALOW. Outbuildings include DETACHED HEATED 24X24â€™™ GARAGE, 12â€™™x16â€™™ shed w/ concrete apron, 3 BAY LEAN-TO/BARN.

At the front of the home you are welcomed by a large COVERED PATIO. Open concept living/dining/kitchen with VAULTED CEILINGS. Well laid out. Living room has cozy PROPANE STOVE. Good size primary bedroom. 3 pc bath. Utility room with stacking laundry on main floor.

Gravel TEAR DROP DRIVEWAY makes it easy to get vehicles, RVâ€™™s, trailers & equipment in & out. Large PARKING PAD. POWER BOX and RV plugs. Property is FULLY FENCED w/ new 5 strand barbed wire & POST & RAIL. LIVESTOCK WATERER and pasture area. LOW MAINTENANCE LANDSCAPING - making it an easy recreational/second home. FIREPIT area with a manmade BEACH. DETACHED HEATED GARAGE has 10â€™™ tall doors with side/wall mount opener, 220V & fully tinned inside. POWER to all outbuildings.

Hereâ€™™s your chance to move to the country



with endless opportunities for whatever you want your life to look like. Great area for HUNTING/RECREATION with lots of CROWN LAND & places like BURNSTICK LAKE & GLENNIFER LAKE nearby. Acreage is fully set up and ready to go.

Roughly 15 minutes to Sundre, 60 minutes to Red Deer & 90 minutes to Calgary.

Built in 2015

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2190242                         |
| Price          | \$675,000                        |
| Bedrooms       | 1                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 769                              |
| Acres          | 4.99                             |
| Year Built     | 2015                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 344067 Range Road 60    |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M1C0                  |

### **Amenities**

|              |                                                        |
|--------------|--------------------------------------------------------|
| Parking      | Parking Pad, Double Garage Detached, RV Access/Parking |
| # of Garages | 2                                                      |

### **Interior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | See Remarks, Vaulted Ceiling(s), Ceiling Fan(s) |
|-------------------|-------------------------------------------------|

|                 |                                    |
|-----------------|------------------------------------|
| Appliances      | Range Hood, Refrigerator, Stove(s) |
| Heating         | Fireplace(s), Propane              |
| Cooling         | None                               |
| Fireplace       | Yes                                |
| # of Fireplaces | 1                                  |
| Fireplaces      | Propane                            |
| Basement        | None                               |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit                        |
| Lot Description   | Pasture, Rectangular Lot, Treed |
| Roof              | Metal                           |
| Construction      | Log                             |
| Foundation        | Piling(s)                       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 25th, 2025 |
| Days on Market | 85                 |
| Zoning         | CRA                |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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