

# \$899,900 - 364065 Range Road 5-1, Rural Clearwater County

MLS® #A2240570

**\$899,900**

2 Bedroom, 1.00 Bathroom, 1,517 sqft  
Residential on 151.53 Acres

NONE, Rural Clearwater County, Alberta

If you've been dreaming of a property that offers both the quiet beauty of the countryside and space to grow, this 151.53-acre parcel could be your perfect match! The main home welcomes you with a large boot room and generous closet space heated by a cozy wood burning stove. This room leads you into an inviting open-concept kitchen, living, and dining area filled with warm light and ample kitchen cabinet storage. There are two bedrooms (and the possibility of a 3rd by adding a door) with the primary bedroom featuring Jack-Jillings the 4 piece bathroom for easy access while an expansive recreation area provides room for gatherings, hobbies, or simply relaxing in front of a secondary wood burning stove. The roof, furnace, and hot water tank are all approximately ten years old, with many of the windows updated to new vinyl windows, making the home comfortable and ready to enjoy. Outside you will find a covered deck that steps down to a sunny patio, and attached to the home there is a newer addition that's ready for your personal finishing touches. Many fruit trees and a large garden plot- get some chickens and live off of your own land! Beyond the home, the property will be appealing for those who value space and versatility. A massive heated shop, measuring an impressive 78' x 39', includes loft storage, an air compressor with



lines running down the east side of the shop, and a new overhead door installed in 2020. A separate workshop offers its own kitchen, a hot and cold water bathroom, and generous workspace. There are so many beautiful spots that are treed like a private forest area, a sand pit with beach-like sand and a natural spring. There is also an older home on the property that is not currently habitable. With one well, two septic tanks, and separate meters for gas and power, the infrastructure is already in place. The seller estimates there are 90 to 100 arable acres for pasture and the land is fenced and cross-fenced, with a waterer for your livestock. This beautiful property offers the rare bonus of being within walking distance to the North Raven River. Whether you're looking for a working farm, a hobby ranch, or simply a retreat from the busyness of life, this West Country property offers an incredible combination of natural beauty, income potential, and space to make it your own!

Built in 1978

### **Essential Information**

MLS® #	A2240570
Price	\$899,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,517
Acres	151.53
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address 364065 Range Road 5-1

Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### **Amenities**

Parking	Additional Parking, Driveway, Other, RV Access/Parking, See Remarks, Workshop in Garage
---------	---

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Other, Private Entrance, Private Yard, Storage
Lot Description	Lawn, No Neighbours Behind, Pasture, Meadow, Many Trees, Other
Roof	Asphalt Shingle, Metal, Wood
Construction	Wood Siding, Metal Siding
Foundation	Other

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	AG

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.