

# \$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)
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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	83
Zoning	CRA

## Listing Details

Listing Office	RE/MAX real estate central alberta
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