

# \$459,000 - 392040 Range Road 6-1, Rural Clearwater County

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MLS® #A2210990

**\$459,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 6.99 Acres

NONE, Rural Clearwater County, Alberta

Welcome to this private 6.99 acre property located down a quiet no exit road. The immaculate well cared for mobile has been maintained and upgraded over the years with updates including newer roof, replaced skirting (tin) and upgraded with Durafoam insulation, newer heat tape, paint, and refaced cabinets to name a few. Home shows very well and has had great pride of ownership. Spacious primary bedroom with walk-in closet and 4pc ensuite, good sized kitchen and living room with two additional bedrooms and 4pc bath. Outside you'll love the privacy, play space, fire pit, greenhouse, 48x14 deck and a beautiful dugout/pond to enjoy however you please. The 36x28 shop is heated with additional storage cabinets, concrete floor, and has a 14x36 lean-to added on perfect for Rv parking or additional covered storage. This acreage is Zoned CRA and could be set up however you like.

Built in 1997

## Essential Information

MLS® #	A2210990
Price	\$459,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,216
Acres	6.99
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	392040 Range Road 6-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

### Amenities

Parking	RV Access/Parking
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### Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

### Additional Information

Date Listed	April 11th, 2025
Days on Market	6
Zoning	CRA

### Listing Details

Listing Office

Century 21 Westcountry Realty Ltd.

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