

# \$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	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), See Remarks, Vaulted Ceiling(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	66
Zoning	CRA

### **Listing Details**

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

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.