

# \$400,000 - 404022 Range Road 5-1, Rural Clearwater County

MLS® #A2206635

**\$400,000**

1 Bedroom, 1.00 Bathroom, 1,260 sqft  
Residential on 4.90 Acres

NONE, Rural Clearwater County, Alberta

Country Charmer! This adorable acreage is located just off Hwy 12 in the Leslieville area with a nicely treed and private yard site. The one bedroom bungalow has been lovingly maintained with a large kitchen, full bathroom and spacious family room with a wood burning stove. Laundry area conveniently located just off the kitchen as you head down the hall way. The front covered deck is a great spot to enjoy a quiet evening and is attached to a big bright boot room on the north end and a seasonal use den on the south side with electric heat. The 4.9 acres is mostly treed with a tear drop driveway and large fenced garden area. 24 x 36' garage is wired and insulated with new shingles in 2009. The house roof was reshingled in 2020 and hot water tank replaced in 2015.

Built in 1985

## Essential Information

MLS® #	A2206635
Price	\$400,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,260
Acres	4.90
Year Built	1985



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	404022 Range Road 5-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

### Amenities

Utilities	Phone Connected
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Free Standing
Basement	None

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	April 3rd, 2025
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Days on Market 1  
Zoning CRA

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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