

# \$1,149,000 - 370050 Range Road 6-1, Rural Clearwater County

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MLS® #A2185120

**\$1,149,000**

3 Bedroom, 2.00 Bathroom, 1,700 sqft  
Residential on 151.96 Acres

NONE, Rural Clearwater County, Alberta

Charming 151.96 Acre Country Retreat with Income Potential. Discover this picturesque quarter, offering the potential for an additional subdivision. This beautiful property features a well-maintained home, a large barn, corrals, automatic waterer, a round pen, perfect for equestrian or hobby farming enthusiasts. Productive Land & Natural Beauty with 83 acres of hayland generating an average of \$9,000 per year, this property offers both beauty & income potential. The remaining acreage is a serene mix of forested areas, complemented by a seasonal creek and a peaceful pond, creating a natural haven for wildlife and outdoor enjoyment. Low taxes & energy costs add to the property's affordability. Inviting Home with Modern Upgrades, the home is a well-built, upgraded 1992 modular with 2x6 walls on Concrete pilings. Skylights in the kitchen & bathrm fill the space with natural light year-round, creating a bright & cheerful atmosphere. The flooring, replaced several years ago with durable Mannington Platinum, still looks brand new. The master bedroom features cozy carpet in great condition, the spacious living room boasts hardwood floors with inlaid tilesâ€”perfectly designed to accommodate the included wood stove. Additionally, the charming â€œBeachâ€• antique stove remains in excellent working order. Recent updates include a new water heater & furnace installed in 2024, ensuring



modern efficiency & comfort. Comfortable Year-Round Living. The durable tin roof features an overhang that provides shade in the summer & protection from rain on the south-facing wrap-around deck. The home stays warm during winter and naturally cool in the summer, with air conditioning units installed in both the bedroom and kitchen for added comfort. Expansive windows overlook lush, meticulously maintained gardens, cared for by a dedicated gardener who would love to continue tending to them. A cozy fire pit, surrounded by flowering vines, offers a charming, rain-sheltered spot for outdoor gatherings. The yard is a gardener's paradise, producing apples, raspberries, rhubarb, and HoneyBerry Hascaps. Reliable Water Supply, The property boasts a high-yield well producing fresh, great-tasting water, unfortunately a Well Report cannot be found.

Prime Location & Ultimate Privacy, situated just 6.5 km north of the village of Caroline, AB, on the paved Arbutus Road, you'll enjoy convenient access to three excellent restaurants & other local amenities. A long, private, tree-lined driveway welcomes you home, while additional spruce trees planted along the perimeter enhance the sense of privacy, making this a true country oasis. For recreation, the Caroline Golf Course is your northern neighbor, while other friendly neighbors are rarely seen or heard, offering the perfect blend of community & seclusion. Could this property be any more perfect? A private, income-generating retreat with modern comforts, natural beauty & a location that offers the best of rural living - don't miss your chance to make it your own.

Built in 1992

## **Essential Information**

MLS® #	A2185120
Price	\$1,149,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,700
Acres	151.96
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### **Community Information**

Address	370050 Range Road 6-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### **Amenities**

Utilities	Electricity Connected
Parking Spaces	4
Parking	Double Garage Detached, Oversized
# of Garages	4

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Natural Gas, Floor Furnace, Wood Stove
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Living Room, Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Balcony, Dog Run, Private Entrance, Private Yard, Storage
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Lot Description	Treed, Pasture
Roof	Metal
Construction	See Remarks
Foundation	Block

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	73
Zoning	A

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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