

# **\$1,250,000 - 385069 Range Road 5-0, Rural Clearwater County**

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MLS® #A2218665

**\$1,250,000**

5 Bedroom, 4.00 Bathroom, 2,182 sqft  
Residential on 4.99 Acres

NONE, Rural Clearwater County, Alberta

If you're looking for an acreage that has it all check out this 5 acre property just south of Hwy 11 in the Condor area. The stunning custom built 2 1/2-storey home has beautiful views and so many well thought out features including a spacious and welcoming foyer, open and inviting kitchen, dining room and living area with big bright windows and an oversized island with quartz countertops. The primary bedroom suite is also on the main level and includes a luxurious 4-piece ensuite with an oversized shower and a walk in closet. There's direct access through the laundry area to the 28 x 32' finished garage as well as from the kitchen to the back deck with a treed, private back yard. The upper level features two bedrooms and a 4-piece bathroom, perfect for children, guests or a home office. The fully finished walk-out basement adds incredible versatility with a large recreation room, bar area, full bathroom, 2 additional bedrooms, a gym or craft room, ample storage and a spacious utility room. Just off the lower level there's a beautiful patio area and fire pit, perfect for entertaining guests or relaxing with family. Large windows throughout the home allow for just the right amount of natural light and brighten up every space and it's also wired with Control 4 technology and the components will stay. In addition to the garage is a 30 x 40' shop with 20 x 40' lean-to space on either side for additional storage and



parking. There is a fenced pasture area with a stock waterer if you're hoping to have a few animals. We could go on and on about this amazing property, but it would be better if you come and see it for yourself!

Built in 2014

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2218665                                  |
| Price          | \$1,250,000                               |
| Bedrooms       | 5                                         |
| Bathrooms      | 4.00                                      |
| Full Baths     | 3                                         |
| Half Baths     | 1                                         |
| Square Footage | 2,182                                     |
| Acres          | 4.99                                      |
| Year Built     | 2014                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 385069 Range Road 5-0   |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0M0                 |

### Amenities

|              |                                               |
|--------------|-----------------------------------------------|
| Parking      | Quad or More Detached, Triple Garage Attached |
| # of Garages | 7                                             |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, Bar                    |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | In Floor, Forced Air, Natural Gas                                    |

|                 |                       |
|-----------------|-----------------------|
| Cooling         | Central Air           |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| Has Basement    | Yes                   |
| Basement        | Finished, Full        |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Fire Pit                  |
| Lot Description   | Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle           |
| Construction      | Wood Frame, Concrete      |
| Foundation        | Poured Concrete           |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 116           |
| Zoning         | CRA           |

## Listing Details

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

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