# \$663,500 - 360003 Range Road 5-0, Rural Clearwater County

MLS® #A2196049

#### \$663,500

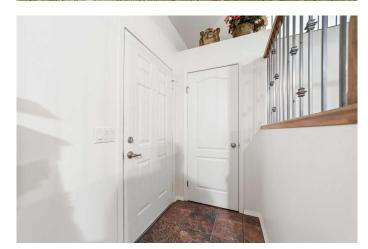
2 Bedroom, 1.00 Bathroom, 1,880 sqft Residential on 4.00 Acres

NONE, Rural Clearwater County, Alberta

Welcome to High Country Berry Farm a unique 4-acre property located in the scenic heart of Central Alberta, located 5 km off highway 54 between Village of Spruceview and the Village of Caroline. The property offers a 2 storey Cape Cod home with 10'x40' covered veranda built 2004. Main floor has kitchen/eating, living room, 2 bedrooms, 4-piece bath, and laundry area. The open concept upper level is partially finished. The unfinished basement has roughed in infloor heat, 9' ceilings, HE furnace(2023), HWT(2021), roof/shutters/siding(2023). Additional features of the property include; Berries offered: saskatoon, haskaps and raspberries (black, yellow & red), older complete self-contained kitchen trailer, 14' x 18' shop/storage (shingles 2023), 5' x 14.5' metal insulated shed, 10' x 16' shed (shingles 2021) with 12' x 16' lean to, 8' x 12' garden shed. Call today to view this beautiful property. Additional feature list can be obtained from your realtor which includes types of berries and other features of the property.







Built in 2004

#### **Essential Information**

MLS® # A2196049 Price \$663,500

Bedrooms 2
Bathrooms 1.00

Full Baths 1

Square Footage 1,880 Acres 4.00 Year Built 2004

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

### **Community Information**

Address 360003 Range Road 5-0

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T4G 0M2

#### **Amenities**

Parking None

#### Interior

Interior Features No Smoking Home

Appliances Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating In Floor Roughed-In, Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Garden, Private Yard Lot Description Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 21st, 2025

Days on Market 69

Zoning CRA

## **Listing Details**

Listing Office Coldwell Banker Vision Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.