

# \$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 with a jetted tub and spacious family room with a wood burning stove. Laundry area conveniently located just off the kitchen as you head down the hallway. 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 building includes an 11 x 24' storage area on the north side and the garage is wired and insulated with new shingles in 2009. The house roof was resingled 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, Free Standing, Wood Burning
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
Days on Market	21
Zoning	CRA

## **Listing Details**

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

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.