

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

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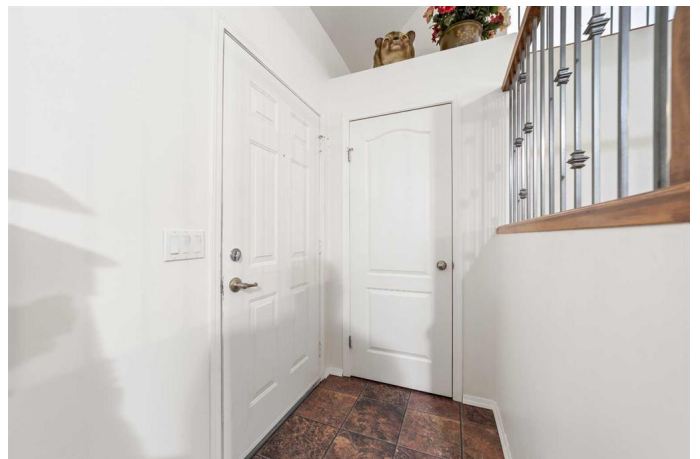
MLS® #A2196049

**\$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 | 72                  |
| Zoning         | CRA                 |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

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