

# \$955,000 - 383002 Range Road 4-4, Rural Clearwater County

---

MLS® #A2211973

**\$955,000**

3 Bedroom, 2.00 Bathroom, 1,924 sqft  
Residential on 154.80 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your next ranch, whether you are looking to build your own or expand an existing operation, this great location that includes 154.8 acres has all you need. The 2008 upgraded 20x76 mobile home which includes 3 bed + 1 office, and 2 bath with a 400sqft addition that also entails a wood stove. Built with upgraded kitchen cabinets and skirting and a large 20x56 west facing deck it has all the space you need. The multi-use shop/barn is approximately 60'x62' with a West facing 12' lean two entailing 4 paddocks, which make the indoor space of the shop/barn approximately 50'x62'. The Shop/barn has a Tack Room spanning about 10'x22' with an electrical heater. There is two different sized insulated roll up doors at either end, facing North and South, The larger 10'x12' doors do have automatic door openers, and the smaller doors span 7'x10'. The 20'x12' shed to the South of the home is where you will find the water system. The property is fully fenced with a barb wire perimeter fence, the main corrals and paddocks are fenced with pipe and cable. There is an outdoor riding arena spanning approximately 100'x300' and there is 4 stock waterers on the property as well. The land is considered to have 70 acres that could be arable but is currently in pasture and the 84.80 acres is considered to be classified as



improved pasture with intermittent sloughs.  
This property only 25 mins West of Sylvan  
Lake is move in ready for you to get right to  
work and build your dreams.

Built in 2008

### **Essential Information**

MLS® #	A2211973
Price	\$955,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,924
Acres	154.80
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### **Community Information**

Address	383002 Range Road 4-4
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0P0

### **Amenities**

Parking	None
---------	------

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Living Room, Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Private, Treed, Farm
Roof	Asphalt
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 15th, 2025
Days on Market	11
Zoning	A

## Listing Details

Listing Office	eXp 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.