

\$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
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Interior

Interior Features	No Smoking Home
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, In Floor Roughed-In
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	65
Zoning	CRA

Listing Details

Listing Office	Coldwell Banker Vision Realty
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