

\$324,900 - 382040a Range Road 5-0, Rural Clearwater County

MLS® #A2217997

\$324,900

2 Bedroom, 1.00 Bathroom, 999 sqft
Residential on 5.00 Acres

NONE, Rural Clearwater County, Alberta

Endless Potential on 5 Acres – A Perfect Rural Retreat.

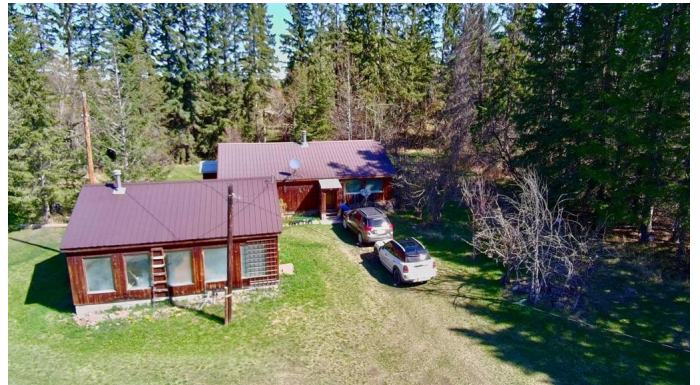
This charming fixer-upper is full of potential and ready for your personal touch. Set on a beautiful, treed 5-acre parcel just minutes from Condor and easily accessible off Highway 11, this property is an ideal canvas for your dream lifestyle.

The existing home offers a solid foundation, featuring two bedrooms, a 4-piece bathroom, an island kitchen, and the convenience of main-level laundry. With a great concrete slab and solid structure, it's a perfect opportunity to live in the home while you build your dream house and later convert the original into a workshop or secondary space. There's plenty of room for expansion, whether you're planning to build a garage, start a hobby farm, or keep a couple of horses. The peaceful rural setting, paired with convenient access to nearby amenities, makes this a rare find.

Bring your vision and turn this peaceful property into the lifestyle you've been dreaming of.

west from Sylvan Lake on HWY 11 approx.

31.5 km turn south or left on RR 5-0 go 5.6 km property is on the right. Approx. 30 mins from Sylvan Lake 3 mins to Condor



Built in 1976

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2217997 |
| Price | \$324,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 999 |
| Acres | 5.00 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 382040a Range Road 5-0 |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T0M 0P0 |

Amenities

| | |
|---------|------------------------------------|
| Parking | Additional Parking, Driveway, None |
|---------|------------------------------------|

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island |
| Appliances | Electric Stove, Refrigerator, Washer/Dryer, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|----------|------|
| Basement | None |
|----------|------|

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Fire Pit, Other |
| Lot Description | Brush, Few Trees, Garden, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Slab |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 50 |
| Zoning | ag |

Listing Details

| | |
|----------------|--------------------------------------|
| Listing Office | Red Key Realty & Property Management |
|----------------|--------------------------------------|

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.