

# **\$559,000 - 362072 Range Road 7-1, Rural Clearwater County**

---

MLS® #A2218969

**\$559,000**

5 Bedroom, 3.00 Bathroom, 1,359 sqft  
Residential on 3.59 Acres

Macklen Estates, Rural Clearwater County,  
Alberta

West of Caroline sits an acreage in a private setting surrounded in trees near all the recreational activities that the west country offers; fishing, hunting, quadding, camping in your own back yard. This can very well be your home or maybe a get-away place from the city. The home was built in 2000 to complement the setting with its dark hardy board siding and metal roof. The bungalow home has 5 bedrooms and 3 baths and has a completely finished basement. The back of the home features a beautiful 3 season sunroom to sit and enjoy the serenity. The main floor is an open floor plan with a good sized living room with a wood stove and open to the kitchen and dining area. The primary bedroom opens out to the front deck for your morning coffee and has a full ensuite and walk-in closet. There are 2 smaller bedrooms on the main floor with a 3-pce main bath and laundry room. Attached is a single attached garage which is insulated with a concrete floor. The basement is ideal for gathering perhaps a pool table or other games room & entertainment center may be the place at the end of the day. Two large bedrooms are downstairs and another washroom and utility room with lots of storage space. Outside is over 3.5 acres of low maintenance land with a fire pit, wood shed and another single garage or storage shed, unfinished. The septic tank is



near the front of property and the field runs to the north and the drilled well is at the back of the property. Home is move-in ready and some furnishings can stay with the property. This property is Ideal for an easy set-up.

Built in 2000

### Essential Information

MLS® #	A2218969
Price	\$559,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,359
Acres	3.59
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	362072 Range Road 7-1
Subdivision	Macklen Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Single Garage Attached, Single Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers,
-------------------	-------------------------------------------------------------------

	Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Range, Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Dryer, Gas Oven, Satellite TV Dish
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Irregular Lot, Low Maintenance Landscape, Many Trees, Private
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	3
Zoning	CRA

## Listing Details

Listing Office	Royal Lepage Tamarack Trail 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.