

**360003 Range Road 5-0**  
**Rural Clearwater County, Alberta**

**MLS # A2196049**



**\$663,500**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence |               |                   |
| <b>Size:</b>     | 1,880 sq.ft.                     | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | None                             |               |                   |
| <b>Lot Size:</b> | 4.00 Acres                       |               |                   |
| <b>Lot Feat:</b> | Fruit Trees/Shrub(s)             |               |                   |

|                    |  |
|--------------------|--|
| <b>Heating:</b>    | In Floor Roughed-In, Forced Air, Natural Gas |
| <b>Floors:</b>     | Hardwood, Laminate                           |
| <b>Roof:</b>       | Asphalt Shingle                              |
| <b>Basement:</b>   | Full, Unfinished                             |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame              |
| <b>Foundation:</b> | Poured Concrete                              |
| <b>Features:</b>   | No Smoking Home                              |

|                   |                           |
|-------------------|---------------------------|
| <b>Water:</b>     | Well                      |
| <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Condo Fee:</b> | -                         |
| <b>LLD:</b>       | 6-36-4-W5                 |
| <b>Zoning:</b>    | CRA                       |
| <b>Utilities:</b> | -                         |

**Inclusions:** 4 Sheds, Atco Trailer, RO Filter

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.