

# \$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 10â€™™x40â€™™ 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, 9â€™™ 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, 14â€™™ x 18â€™™ shop/storage (shingles 2023), 5â€™™ x 14.5â€™™ metal insulated shed, 10â€™™ x 16â€™™ shed (shingles 2021) with 12â€™™ x 16â€™™ lean to, 8â€™™ x 12â€™™ 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
---------	------

### **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	Private Yard, Garden
Lot Description	Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	87
Zoning	CRA

### **Listing Details**

Listing Office	Coldwell Banker Vision 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.