

\$825,000 - 721040 Range Road 54, Clairmont

MLS® #A2221269

\$825,000

5 Bedroom, 3.00 Bathroom, 1,904 sqft

Single Family on 16.30 Acres

N/A, Clairmont, Alberta

If you have been waiting for an oversized CR-5 acreage close to town, and accessible by pavement, this may be the one! Perfect for the horse lover, or if you just want some extra space and privacy this 16.30acre parcel is just seconds north of City Limits. The well-established property features a beautiful home site on about 6 acres and 10 +/- acres of fenced pasture to the west. The private yard site includes fencing, tons of mature trees and landscaping, paved driveway, a fully developed and updated 2 storey home with double garage and an oversized detached garage (fits 3 cars). The home is a gorgeous blend of country style and modern updating, and you will love the wrap around deck providing covered front veranda and two-tiered partially covered rear deck. The main floor features hardwood flooring and wood stove in living room, large dining room or sitting area, dining nook with built in seating and double swing doors to patio, powder room and spacious white kitchen with quartz counters, stainless steel appliances, pantry and upgraded faucet and undermount sink. Upstairs includes 3 huge bedrooms with dormer windows, large walk-in closet or storage room and huge main bath with freestanding soaker tub, separate tiled shower with glass door and large vanity with quartz counter and his / her sinks. Basement is tastefully developed with 2 more bedrooms, living room with gas fireplace, full bathroom, finished laundry room and cold room /



additional storage. Other notable features include: immediate possession, A/C, stamped concrete walkway, firepit, shed, fresh paint, new carpet and development potential with Aquatera city water availability. Book youâ€™re showing today! (id:6289)

Built in 2000

Essential Information

Listing #	A2221269
Price	\$825,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	1,904
Acres	16.30
Year Built	2000
Type	Single Family
Sub-Type	Freehold

Community Information

Address	721040 Range Road 54
Subdivision	N/A
City	Clairmont
Province	Alberta
Postal Code	T8X4G8

Amenities

Features	No neighbours behind
Parking	Attached Garage, Detached Garage
# of Garages	4

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Wood

Listing Details

Listing Office	Royal LePage - The Realty Group
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