\$475,000 - 394053, 6-4a Range Road, Rural Clearwater County

MLS® #A2221618

\$475,000

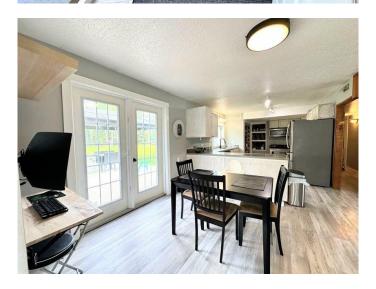
3 Bedroom, 1.00 Bathroom, 1,453 sqft Residential on 3.36 Acres

NONE, Rural Clearwater County, Alberta

Nestled in a prime location less than five minutes from Rocky Mountain House, this picturesque acreage is a dream come true for those seeking a blend of rustic charm and modern amenities. Offering a cozy three-bedroom home with a fully renovated bathroom, this property sits on over three acres and has everything you need to enjoy a serene lifestyle while exploring endless possibilities for guests, hobbies, or business ventures. The main house includes modern comforts like an updated kitchen with stainless steel appliances, vinyl plank flooring throughout, and an on-demand hot water system installed in 2022 for endless hot waterâ€"perfect for baths, showers, or even a future hot tub. A wood stove in the living room adds cozy warmth during cooler months and will save on utilities. Outdoor living is a highlight here, with a 25x33 Quonset featuring a loft and concrete floor that serves as a garage, or a workshop with an office and equipment storage area. The guest accommodations include a heated cabin and a charming permanent trailer with great Airbnb potential. Entertain guests in the fire pavilion with a large fire pit and prepare meals in the dedicated spit area designed for open-fire cooking. A gazebo on the deck offers space for relaxing, while a creatively designed outhouse adds a rustic touch for large gatherings. The property also includes a







dual-purpose playhouse that could be hen house, a treehouse for elevated outdoor fun, a large woodshed with electricity and covered storage for equipment and toys, and a greenhouse with power and water located within a fenced garden area. Additional storage is available in a C-can like unit repurposed from an enclosed truck bed. This acreage is an idyllic mix of comfort, creativity, and opportunityâ€"perfect for making lasting memories or pursuing entrepreneurial ventures.

Built in 1979

Essential Information

MLS® # A2221618 Price \$475,000

Bedrooms 3
Bathrooms 1.00
Full Baths 1

Full Baths 1

Square Footage 1,453 Acres 3.36 Year Built 1979

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 394053, 6-4a Range Road

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T4T 2A1

Amenities

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 2

Parking 220 Volt Wiring, Garage Door Opener, Heated Garage, Off Street,

Parking Pad, RV Access/Parking, Stall, Workshop in Garage, Gated,

Gravel Driveway

of Garages 2

Interior

Interior Features Smart Home

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Family Room, Wood Burning

Basement None

Exterior

Exterior Features Other

Lot Description Garden, Gazebo, Landscaped, Many Trees, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Other

Additional Information

Date Listed May 14th, 2025

Days on Market 16
Zoning CRA

Listing Details

Listing Office CIR Realty

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