

# \$1,399,000 - 374074 Range Road 6-2, Rural Clearwater County

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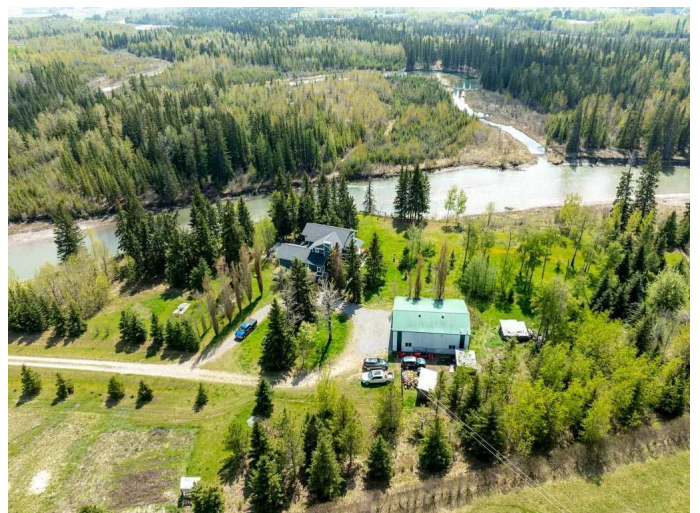
MLS® #A2222405

**\$1,399,000**

4 Bedroom, 4.00 Bathroom, 2,856 sqft  
Residential on 7.14 Acres

NONE, Rural Clearwater County, Alberta

Your Private Riverfront Retreat â€” 300 Ft on the Clearwater River and no registered restrictions to access! This 7 acre paradise offers UNRESTRICTED access to the Clearwater River, fed by Clear Creek and open year-roundâ€”a dream for jet-boating, fishing, canoeing, and wildlife watching right in your backyard. The spacious 2012 two-story Home features 4 bedrooms, 4 bathrooms, and nearly 2,800 SqFt of quality living space. Enjoy a custom kitchen with granite countertops, hardwood floors, and in-floor heat under all ceramic tileâ€”plus a warm unfinished basement with In-Floor Heat ready for your finishing touch An attached Sitting Rm enjoying a cozy gas fireplace.. The stunning primary bedroom brags an amazing view of the river and boasts a spa-like Ensuite with a jetted tub, a steam shower, and a walk-in closet with its own washer and dryer. TREX decking wraps the home, with an upper deck perfect for morning coffee, evening stargazing and of course a fabulous River-view. The 30x48 heated shop includes two oversized doors (16x14 and 14x14), a 16â€™™ lean-to for extra storage, and an upper mezzanine with guest/office potential. While the bathroom and water in the shop havenâ€™™t been used by the current owners and canâ€™™t be warranted, the space is full of potential. Outside, enjoy fruit trees, open space, and a bit of pasture with an auto waterer for your



horses. Located just 7.6 miles south of Hwy 11 on paved Arbutus Road, this property is the perfect blend of peace, privacy, and comfortable living.

Built in 2012

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2222405                         |
| Price          | \$1,399,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,856                            |
| Acres          | 7.14                             |
| Year Built     | 2012                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 374074 Range Road 6-2   |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T 2A3                 |

### Amenities

|            |                                              |
|------------|----------------------------------------------|
| Utilities  | Electricity Connected, Natural Gas Connected |
| Parking    | Driveway, Quad or More Attached              |
| Waterfront | River Access, River Front                    |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Jetted Tub, No Smoking Home, Soaking Tub |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator                   |

|                 |                  |
|-----------------|------------------|
| Heating         | Central          |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard                                          |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                                       |
| Construction      | Concrete                                              |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 122            |
| Zoning         | CRA            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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