

\$629,900 - 64034 Township 38-4, Rural Clearwater County

MLS® #A2226731

\$629,900

4 Bedroom, 3.00 Bathroom, 2,615 sqft
Residential on 6.03 Acres

NONE, Rural Clearwater County, Alberta

Tired of neighbours so close you can hear them sneeze? Say goodbye to cramped living and hello to wide-open spaces with this dream 6-acre acreage—just 12 minutes from Rocky Mountain House! This beautifully maintained property offers the perfect blend of rural charm and modern comfort. The heated double garage is divine and spacious decks ideal for outdoor entertaining. The manicured yard is perfect for kids, pets, or just finally owning a riding lawnmower.

Inside the warm and inviting 4-bedroom home, you™ll find no shortage of space or character. The open-concept kitchen and family room are the heart of the home, complete with a cozy wood-burning fireplace and a separate dining area for family gatherings. The kitchen is a chef™s delight, offering a gas stove, an island Jenn-Air cooktop, and plenty of room for culinary experiments or late-night snack raids. A large sitting area off the garage adds extra space for muddy boots, teenage hangouts, or hiding from chores. Three comfortable bedrooms are located on the main floor, while the second floor is reserved for the spacious primary suite featuring a jetted tub ensuite—a personal spa experience without the membership fees.

Recent updates include fresh paint (2025), newer shingles (about 3 years ago), and a



new septic pump (installed roughly 4 years ago)â€”because nobody wants surprises when it comes to septic systems. Whether you're dreaming of raising animals, hosting unforgettable gatherings, or just enjoying the quiet beauty of country living, this acreage has everything you needâ€”and a few things you didnâ€™t know you wanted.

Built in 1989

Essential Information

MLS® #	A2226731
Price	\$629,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,615
Acres	6.03
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	64034 Township 38-4
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T2A3

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Jetted Tub, Kitchen Island
-------------------	----------------------------

Appliances	Dishwasher, Electric Cooktop, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	RV Hookup
Lot Description	Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	62
Zoning	CRA

Listing Details

Listing Office	CIR 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.