

\$349,000 - 33 Mountainview Road, Rural Clearwater County

MLS® #A2250981

\$349,000

2 Bedroom, 2.00 Bathroom, 1,350 sqft
Residential on 3.11 Acres

NONE, Rural Clearwater County, Alberta

Escape to Tranquility!! This charming 2 bedroom, 2 bathroom home is nestled on 3.11 acres of private, serene land bordered by crown land (grazing lease) and surrounded by tall majestic timbers on a dead end road. Just a short walk to the river, you'll feel the refreshing smells ,sights and sounds of nature all in complete privacy. The home is sold AS IS and includes an unfinished unserviced 22 x 24 log and stick frame cabin with a loft. Room for your private recreational campground or an Airbnb opportunity. Enjoy stunning mountain views and the tranquil North Saskatchewan River Valley. This is your perfect retreat from the hustle and bustle of city life!

Built in 1993

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2250981 |
| Price | \$349,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,350 |
| Acres | 3.11 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Detached |



| | |
|--------|----------------------------------|
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 33 Mountainview Road |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T 2A4 |

Amenities

| | |
|---------|--------------------------------|
| Parking | Parking Pad, RV Access/Parking |
|---------|--------------------------------|

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Wood Windows |
| Appliances | Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating | In Floor, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | No Neighbours Behind, Treed, Views, Wooded |
| Roof | Metal |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Wood, See Remarks |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 22nd, 2025 |
| Days on Market | 1 |
| Zoning | CR |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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