

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

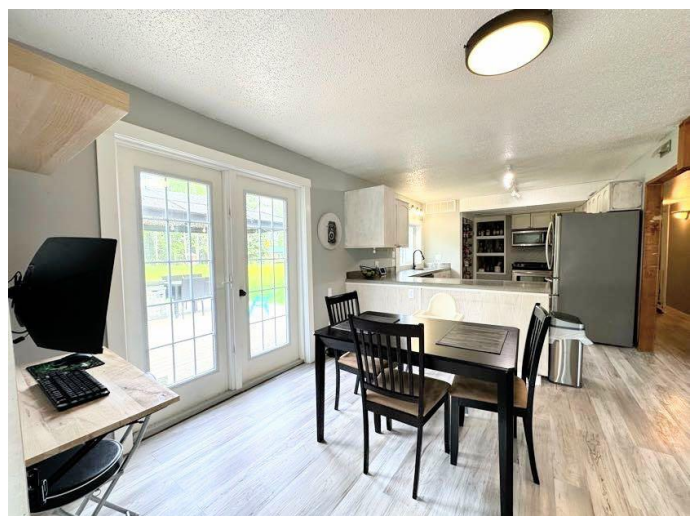
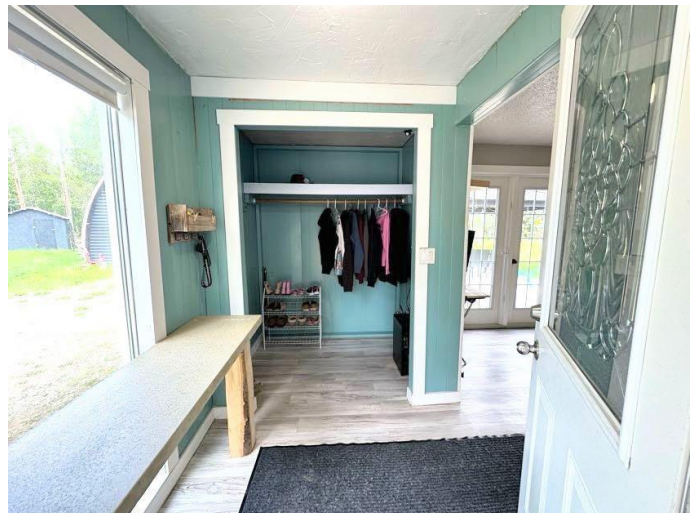
MLS® #A2221618

\$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 water—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
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
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# of Garages	2
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Interior

Interior Features	Smart Home
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Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Family Room, Wood Burning
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Basement	None
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Exterior

Exterior Features	Other
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Lot Description	Garden, Gazebo, Landscaped, Many Trees, Private
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Other
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Additional Information

Date Listed	May 14th, 2025
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Zoning	CRA
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Listing Details

Listing Office	CIR Realty
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