

# \$545,000 - 44 Ferrier Drive, Rural Clearwater County

MLS® #A2230467

**\$545,000**

4 Bedroom, 3.00 Bathroom, 1,517 sqft

Residential on 3.95 Acres

Ferrier Acres, Rural Clearwater County, Alberta

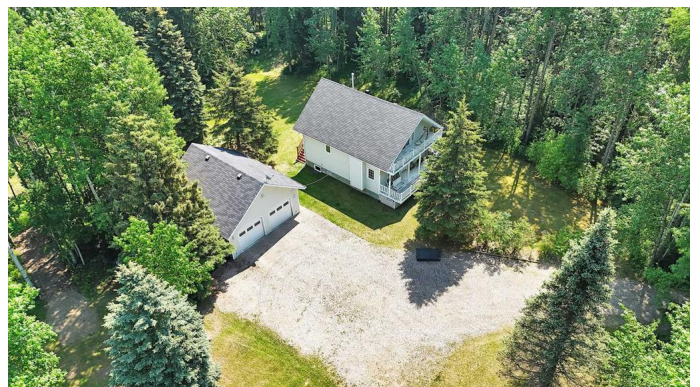
Nestled on a peaceful and private 3.95-acre parcel in scenic Ferrier Acres, just west of Rocky Mountain House, this distinctive A-frame-style two-storey home blends rustic charm with modern comfort. Zoned Country Residence District (CR), the property is perfect for those seeking a serene rural lifestyle with room to grow, garden, or simply enjoy the outdoors.

This spacious and well-maintained home offers 4 bedrooms and 3 bathrooms, thoughtfully laid out across three levels. The main floor features a functional eat-in kitchen with a sit-up island, ample cabinetry, and an adjoining dining area that's perfect for family meals or casual gatherings. The cozy living room welcomes you with abundant natural light and scenic views of the surrounding property.

A main floor bedroom provides added flexibility – ideal for guests, aging-in-place living, or a home office – and is conveniently located next to a 3-piece bathroom.

Upstairs, you'll find two generously sized bedrooms, including a primary suite that features a private balcony – the perfect place to enjoy your morning coffee while taking in the tranquil surroundings.

The fully developed basement is smartly



divided by a central stairwell, creating a balanced and functional layout. On either side, dual living areas offer plenty of space for relaxing, entertaining, or setting up media and games rooms. A fourth bedroom is tucked away on one side, while a nearby flex room adds further versatility – perfect for a home gym, craft studio, playroom, or reconfigure to make this home a 5-bedroom if needed. A 3-piece bathroom, laundry area, and utility room complete this lower level. Adding to the appeal is a detached garage, offering excellent storage and workspace options for vehicles, hobbies, or outdoor equipment. This property combines the best of rural living with modern amenities – a true retreat to call home.

Built in 1992

**Essential Information**

MLS® #	A2230467
Price	\$545,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,517
Acres	3.95
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	44 Ferrier Drive
Subdivision	Ferrier Acres
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A4

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Landscaped, Private
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Wood

## Additional Information

Date Listed	June 12th, 2025
Days on Market	53
Zoning	CR

## Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.