

# \$654,900 - 394051 Range Road 8-5a, Rural Clearwater County

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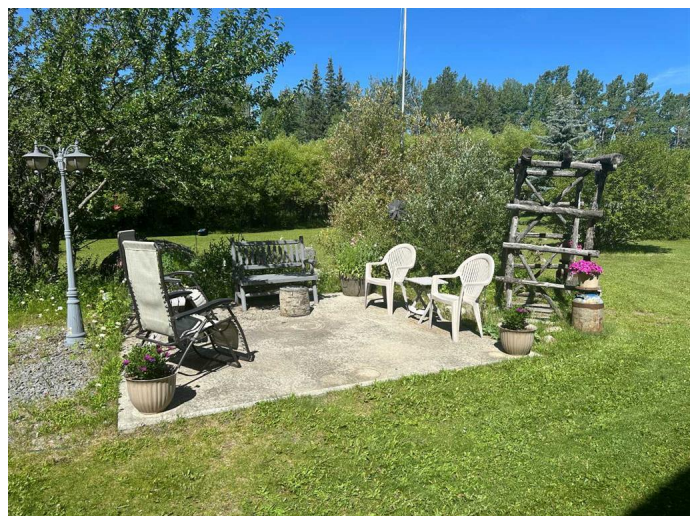
MLS® #A2239801

**\$654,900**

5 Bedroom, 3.00 Bathroom, 1,629 sqft  
Residential on 7.12 Acres

NONE, Rural Clearwater County, Alberta

Country living at its Best!. This pretty acreage located West of Rocky Mountain House is nestled within the trees and offers privacy for your family to enjoy. The bungalow style home has a total of 5 bedrooms, 3 bathrooms, a large living room with a woodstove, a spacious family room also with a woodstove and wet bar and plenty of storage. The kitchen is loaded with oak cabinetry, lots of counter space, a plant window and a unique butler's pass though to the living room. The attached dinette area is accessible to the screened in porch in which you will discover a hot tub waiting for you and your family. For those that choose to indulge themselves in the outdoors, you will find a greenhouse, a tasteful firepit area, a fenced in children's play space, camping sites and 2 aerated water ponds one of which is a fish pond. Did I mention parking? There is a heated oversized double attached garage as well with an overhead heater and rough in infloor heating as well as a 30 x 40 arch rib shop equipped with a boiler and in floor heat. Also for the horse lovers, a shelter is ready and a 40x 60 pole shed to store your toys or convert to an indoor arena. Not only is there a lot to see in this 7.1 are parcel, but it certainly can't be appreciated unless you visit. This property has been well cared for and the pride of the flower beds, yards and trout pond is evident.



Built in 1979

## Essential Information

MLS® #	A2239801
Price	\$654,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,629
Acres	7.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	394051 Range Road 8-5a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A4

## Amenities

Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Parking Pad, RV Access/Parking, Outside
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, Storage, Vinyl Windows, Wood Windows
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Gas Oven, Range
Heating	Forced Air, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard
Lot Description	Landscaped, Lawn, Many Trees, Private, Fruit Trees/Shrub(s), Pasture
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	55
Zoning	CRA

## Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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