

\$450,000 - 381026 Range Road 6-4, Rural Clearwater County

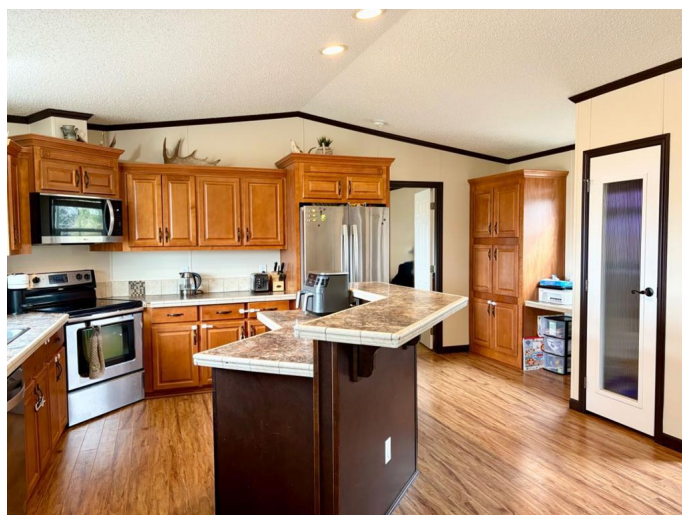
MLS® #A2209797

\$450,000

3 Bedroom, 2.00 Bathroom, 1,444 sqft
Residential on 7.19 Acres

NONE, Rural Clearwater County, Alberta

Acreage living awaits on this 7.19 acre property situated in a private and quiet location outside of Rocky Mountain House! Featuring a nice mountain view, no immediate neighbours and a buffer of trees on the east and north boundaries. The 2013 modular home has a nice open concept layout with vaulted ceilings and many large windows to take in the views! The kitchen features a large island, stainless steel appliances, pantry and a nook off the side with a desk. The living and eating area is open to the kitchen and could be set up in a few different ways. The corner gas fireplace will be a great feature on a winter day! Vaulted ceilings through the living/dining/kitchen/primary bedroom. On one end is the spacious primary bedroom with large window, walk-in closet and an ensuite featuring a jetted tub, stand up shower and vanity with storage. The other end has two nice sized rooms and a full bathroom. On this end there is a second entry door to the west side of the home where a future deck facing the mountains would be a great addition! Desirable 7 acres has been fenced and set up for two pasture areas if you have plans for animals. There is also a chicken coop that will stay. Wrap around driveway with a fire pit area in the centre. The possibilities here are endless and you can make acreage living a reality in beautiful Clearwater County - with endless recreational adventures and beautiful



scenery everywhere you look. Recent improvements include shingles, siding and skirting on the entire west side of the home. New septic pump in 2022. New dishwasher and microwave 2025.

Built in 2013

Essential Information

MLS® #	A2209797
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,444
Acres	7.19
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	381026 Range Road 6-4
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T2A3

Amenities

Parking	None
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Interior

Interior Features	Ceiling Fan(s), Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Pasture, Private, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	April 9th, 2025
Days on Market	11
Zoning	CRA

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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