

\$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 |
|---------|------|

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

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|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 13 |
| Zoning | CRA |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
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