

\$1,100,000 - 413033 Range Road 6-3, Rural Clearwater County

MLS® #A2210946

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 130.92 Acres

NONE, Rural Clearwater County, Alberta

Beautiful rural property just listed! This property is approximately 130 acres of land with a beautiful Douglas fir timber frame home on a paved County highway...just a 15 minute drive from rocky. Nestled in the pine trees, the home has approx. 2244 ft. of living area(1428 on the main floor and 816 sq. ft. on the upper floor) with large wrap around covered verandah on 2 sides. The very open home design has large windows to capture the light , the beautiful mountain view and sunset vistas. The kitchen has hickory cabinets, granite counters, gas cookstove and fridge (both recently replaced) and dishwasher. Engineered walnut hardwood flooring through most of the main floor with a wood burning stove in the living room with rundle rock feature wall for those frosty winter evenings. The large master bedroom has a walk-in closet and a four pce. ensuite with tiled show and jet tub. There is a second bedroom/office area, main floor laundry and main 3 pce. bath to complete the main floor. The loft has 2 bedrooms, large 4 pce. bath and a library/sitting area. With the large stocked rainbow trout pond with aeration system, a gazebo with power and a floating dock, it 's the perfect place for a fish fry or nice evening outside! There is also a cabin with power tucked in the trees for any guests. The balance of the property is perimeter fenced and cross fenced into 4 pastures and carries



approx. 25 cow/calf pairs or could be cultivated as hay land. There is also approx. 3700/yr. of oil lease revenue. Access is on the shared oilfield road with an easement in place for this. All this makes this a destination for perfect Country Living!!

Essential Information

| | |
|-----------|---------------|
| MLS® # | A2210946 |
| Price | \$1,100,000 |
| Bathrooms | 0.00 |
| Acres | 130.92 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 413033 Range Road 6-3 |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T 2A1 |

Amenities

| | |
|------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Waterfront | Pond |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer Stacked |
| Heating | Forced Air, Natural Gas, Wood Stove |
| Cooling | None |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Dock, Garden |
| Lot Description | Landscaped, Views, Pasture |
| Roof | Metal |
| Construction | Composite Siding, Log |
| Foundation | See Remarks |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 19 |
| Zoning | A |

Listing Details

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

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