

# **\$715,000 - 381039 Range Road 7-2, Rural Clearwater County**

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MLS® #A2239738

**\$715,000**

3 Bedroom, 2.00 Bathroom, 1,568 sqft  
Residential on 12.78 Acres

NONE, Rural Clearwater County, Alberta

This nicely treed and mature 12.78 acre parcel zoned agricultural, is located only 15 minutes south of Rocky Mountain House. This large and desirable acreage, is bordered by a small creek and offers privacy and endless possibilities. The 1991 home provides almost 1900 sq.f.t of living space and offers cozy and unique features. The back mud room/entrance leads you to the warm and inviting chalet style living room complete with a woodstove, vaulted ceilings, and log siding. The kitchen has an adjoining dining room with garden doors accessing the wrap around covered deck. A spacious laundry room and a full bathroom complete the main level. Stairs lead you to the upper level where you'll find the master bedroom with 2 closets and a 3pce ensuite bathroom. A few extra steps take you to a small loft overlooking the living room, which also provide access to your own private outdoor balcony. The basement offers 2 additional bedrooms and access to the crawl space. The yard is nicely landscaped and offers a small pond and a fenced garden as well as numerous shrubs, flower beds, and fruit trees. Outbuildings include a 36x48 metal clad pole shop with power and concrete floor, a greenhouse, a well house, and an outhouse. The property is perimeter fenced with some cross fencing and corrals. Great property for a small hobby farm. This one of a kind property must be seen to be truly appreciated.



Built in 1991

## Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2239738                                  |
| Price          | \$715,000                                 |
| Bedrooms       | 3                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 1,568                                     |
| Acres          | 12.78                                     |
| Year Built     | 1991                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 381039 Range Road 7-2   |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T2A2                  |

## Amenities

|         |                       |
|---------|-----------------------|
| Parking | Quad or More Detached |
|---------|-----------------------|

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Walk-In Closet(s), Wood Windows, See Remarks, Vaulted Ceiling(s) |
| Appliances        | Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Electric Cooktop    |
| Heating           | In Floor, Baseboard, Boiler, Natural Gas, Wood Stove                             |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Free Standing, Glass Doors, Living Room, Mantle, Masonry, Wood Burning Stove     |
| Has Basement      | Yes                                                                              |

|          |                                |
|----------|--------------------------------|
| Basement | Finished, Partial, Crawl Space |
|----------|--------------------------------|

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Garden, Other                                                    |
| Lot Description   | Creek/River/Stream/Pond, Garden, Landscaped, Many Trees, Private |
| Roof              | Metal                                                            |
| Construction      | Wood Frame, Concrete, Vinyl Siding                               |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 59              |
| Zoning         | A               |

## Listing Details

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

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