

# \$447,500 - 362079 Range Road 6-5 Road, Rural Clearwater County

---

MLS® #A2208681

**\$447,500**

3 Bedroom, 3.00 Bathroom, 1,006 sqft  
Residential on 4.00 Acres

NONE, Rural Clearwater County, Alberta

Welcome to country living! This beautiful, serene 4-acre property features a 3-bedroom home with a double detached heated garage, ready for your personal touches. Minutes to the Clearwater River for fishing or the many lakes in the area or to go riding quads or your dirt bikes on the endless trails! The dining and living area is perfect for entertaining family and friends. Enjoy watching wildlife while cozying up to the wood stove in the living room, which boasts large windows that let in plenty of natural light.

Downstairs, you'll find 2 additional bedrooms and a recreation room, making it an ideal space for kids to hang out, an office, or a media room. The possibilities are endless! Don't miss out on this fantastic opportunity!

Built in 1985

## Essential Information

MLS® #	A2208681
Price	\$447,500
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,006
Acres	4.00



Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	362079 Range Road 6-5 Road
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Front Drive, Heated Garage, Off Street, RV Access/Parking, Unpaved
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Many Trees, No Neighbours Behind, Private
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	28
Zoning	CRA

**Listing Details**

Listing Office                    Century 21 Westcountry Realty Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.