

\$539,000 - 41 Ferrier Drive, Rural Clearwater County

MLS® #A2270682

\$539,000

4 Bedroom, 2.00 Bathroom, 2,064 sqft

Residential on 4.35 Acres

Ferrier Acres, Rural Clearwater County, Alberta

Just minutes west of Rocky, this charming arch-rib home is nestled among mature trees in a peaceful, park-like setting. Two levels of decking offer the perfect place to relax, unwind, and take in the beauty of the surrounding countryside. Inside, the main floor features a spacious kitchen that flows into the dining area and the cozy living room, complete with hardwood flooring and a wood-burning fireplace. A 3-piece bathroom, flex room, and laundry room add convenience to the main level. Upstairs, youâ€™ll find four comfortable bedrooms and a 5-piece bath. The primary bedroom is generously sized and includes a private balcony overlooking the acreageâ€”ideal for morning coffee or quiet evenings. The property also offers great utility with a double detached garage (31'5" x 23'7") and a well-sized shop with a wood stove (29'4" x 27'4"), perfect for projects, storage, or hobby space. A true country retreatâ€”private, peaceful, and full of rustic charm. Just minutes west of Rocky, this charming arch-rib home is nestled among mature trees in a peaceful, park-like setting. Two levels of decking offer the perfect place to relax, unwind, and take in the beauty of the surrounding countryside. Inside, the main floor features a spacious kitchen that flows into the dining area and the cozy living room, complete with hardwood flooring and a wood-burning fireplace. A 3-piece bathroom, flex room, and laundry room add convenience to the main level. Upstairs,



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Built in 1975

Essential Information

MLS® #	A2270682
Price	\$539,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,064
Acres	4.35
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	41 Ferrier Drive
Subdivision	Ferrier Acres
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1B3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated, Gravel Driveway

of Garages 2

Interior

Interior Features Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Natural Woodwork

Appliances Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Bar Fridge

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Crawl Space

Exterior

Exterior Features Private Entrance, Storage, Fire Pit

Lot Description Front Yard, Gentle Sloping, Landscaped, Lawn, Private, Treed, Many Trees, Wooded

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Other

Additional Information

Date Listed November 13th, 2025

Days on Market 1

Zoning CR

Listing Details

Listing Office Royal LePage Tamarack Trail Realty

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