

\$795,000 - 364044a Range Road 6-0, Rural Clearwater County

MLS® #A2211073

\$795,000

6 Bedroom, 4.00 Bathroom, 1,921 sqft
Residential on 6.99 Acres

NONE, Rural Clearwater County, Alberta

Tucked away at the end of a quiet dead-end road, this private acreage is just 2km off pavement and offers the perfect blend of comfort, space, and functionality. The home welcomes you with an open-concept layout and unique two-storey vaulted ceilings flowing into a spacious rec room and atrium below. The large kitchen is a chef's dream featuring a central island, lots of cabinets and countertops, pantry, and adjoining dining space, with a cozy den just steps away for relaxing after meals. From the kitchen you can step outside to the concrete patio with a gazebo and hot tub—ideal for entertaining or unwinding. The main floor also includes a roomy primary bedroom with walk-in closet and access to a 4-piece bathroom with jetted tub, two additional bedrooms, a convenient office, and well-appointed laundry/mudroom with 2-piece bath. Downstairs, enjoy a fully finished basement with a large rec room complete with a wood burning stone faced fireplace, theatre room, and 3 more bedrooms—including two with walk-in closets and a Jack & Jill bath, plus the third with its own ensuite. Need storage or workspace? This property delivers: 24x43' heated attached garage, room for the man cave plus your vehicles! 38x24' heated detached garage with 2 overhead doors (could be 3) and an attached 15x45' RV bay. 48x32' heated quonset/shop with



mezzanine, 220 power, and 12â€™™ overhead door. The 6.99 acres offers a beautifully landscaped yard with mature trees, room for a big garden and a few animals. Here's a rare opportunity for those seeking privacy, space, a unique home and serious shop/garage options!

Built in 1977

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2211073 |
| Price | \$795,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,921 |
| Acres | 6.99 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 364044a Range Road 6-0 |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T0M 0M0 |

Amenities

| | |
|--------------|--|
| Parking | RV Access/Parking, Additional Parking, Double Garage Detached, Garage Faces Side, Heated Garage, Oversized, Quad or More Attached, RV Garage, Workshop in Garage |
| # of Garages | 6 |

Interior

| | |
|-------------------|---|
| Interior Features | Jettied Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Beamed Ceilings |
| Appliances | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Stove |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Recreation Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Yard, Landscaped, Lawn |
| Roof | Asphalt Shingle |
| Construction | Cedar, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 14th, 2025 |
| Days on Market | 120 |
| Zoning | CRA |

Listing Details

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

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