

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

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	91
Zoning	A

Listing Details

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

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.