

\$699,900 - 372079 Range Road 6-3, Rural Clearwater County

MLS® #A2244510

\$699,900

3 Bedroom, 2.00 Bathroom, 2,563 sqft
Residential on 7.19 Acres

NONE, Rural Clearwater County, Alberta

Beautifully landscaped 7.19 acre parcel, complete with a nicely renovated bungalow and great outbuildings. The 2500+ sq.ft home offers 3 bedrooms, 2 bathrooms, a spacious living room with vaulted ceilings, and a bonus room currently used as an art studio. Bright and open floor plan, designated laundry room and rear mud room, ample storage and wood burning stove. Although the original part of the home is dated 1972, the owners have modified, enlarged and significantly improved and remodeled the property since 2004. Other additional upgrades include a 50 gal. hot water tank, a high efficiency furnace, a metal roof, and 2 iron filters. Garden doors from the dining area lead you to a large deck with a covered area and gas BBQ hook ups, ideally set up for friends and family gatherings. The 40x80 shop built in 2008 is divided in 2 parts both heated with overhead radiant heat. The front 40x40 area serves as equipment storage with 2 overhead doors, a mezzanine and a large storage room. The remaining 40x40 back space is set up as a workshop area with wood floors and small storage room. Upstairs you will find a nicely self contained 2 bedroom developed area with kitchen facilities, ideal when hosting guests. This space accesses an office area with laundry facilities. This building also provides a large additional enclosed storage area, an outside attached lean-to, and access to the chicken coop. The 22x36



detached garage with gravel floor has 3 overhead doors with electric openers. This building includes a 20 KVA PTO powered generator that will stay with the property, as well as a stock waterer and access to the outdoor pen. Other outbuildings include a greenhouse, a storage shed, a wood shed, and a cute little gazebo above the well. The yard is nicely landscaped with a pond and water fountain that leads the water to a waterfall. Designated fire pit area, fenced dog run, and numerous shrubs, flower beds and trees. This private setting is such a gem and a rare and unique find. Don't miss this one!

Built in 1972

Essential Information

MLS® #	A2244510
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,563
Acres	7.19
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	372079 Range Road 6-3
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

Amenities

Parking	Garage Door Opener, See Remarks, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Free Standing, Glass Doors, Tile, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Few Trees, Garden, Landscaped, Fruit Trees/Shrub(s)
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	July 30th, 2025
Days on Market	38
Zoning	CRA

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.