

\$749,900 - 371083 Range Road 6-2, Rural Clearwater County

MLS® #A2118152

\$749,900

4 Bedroom, 3.00 Bathroom, 2,390 sqft
Residential on 3.46 Acres

NONE, Rural Clearwater County, Alberta

Your very own PRIVATE, CLEARWATER RIVER FRONT, 3.91 ACRES & NOT in a SUBDIVISION!! With CROWN land, S and E, just think of the fun!! Beautifully maintained, 2,640 sq ft fully Developed 2003- 4 Bdrm, 3 Bth home, 24x26ft DB Detached garage. Timeless Custom HICKORY cabinetry & Eating Bar, with Open Floor plan to the Dining & Living Rm with a cozy WOOD stove & a breathtaking view. The Master Bdrm enjoys a 3pc Ensuite & a 2nd Bdrm on the main floor enjoys a River View too! The fully finished Basement has a family room, 2 Bdrms & a full 4 pc Bthrm, just waiting for your choice in Flooring. NO, it did NOT flood! Lovely landscaping with two Guest cabins, 1 awaits completion, several serviced campsites & all the wildlife you would expect. Perfect for those who love Water Sports, Hunting, Fishing, Boating, Swimming or simply enjoy the privacy and beauty of nature. Great for winter sports too! Great access just 4 miles off pavement, midway between Caroline and Rocky. 1 hr to Red Deer, 2 hrs to Edmonton or Calgary. Gas line on deck for BBQ. Disclosure-3.46 acres includes the Titled 2.38 Acres & the extra 1.08 acres of Road Allowance that is within the acreage. As per conversation with County will not build on this Road allowance. as it only leads to the River and they will not build a Bridge.



Built in 2003

Essential Information

MLS® #	A2118152
Price	\$749,900
Sold Price	\$731,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,390
Acres	3.46
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	371083 Range Road 6-2
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

Amenities

Parking	Double Garage Detached, Garage Door Opener, Garage Faces Front
Is Waterfront	Yes

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Fire Pit, Private Entrance, RV Hookup, Storage

Lot Description Backs on to Park/Green Space, Back Yard, Creek/River/Stream/Pond, Front Yard, Waterfront

Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2024

Date Sold September 29th, 2024

Days on Market 171

Zoning Residential

HOA Fees 0.00

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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