

\$975,000 - 381055 Range Road 7-4, Rural Clearwater County

MLS® #A2124598

\$975,000

2 Bedroom, 2.00 Bathroom, 1,165 sqft
Agri-Business on 36.08 Acres

NONE, Rural Clearwater County, Alberta

Hobby farm or recreational retreat this property offers. This is a welcoming surprise & rarity when such a stunning property comes available for sale along the Miracle mile of Prairie creek. Located on 36 acres zoned ag. is a one level bungalow built in 2020 with 2 bedrooms and 2 bathrooms, wood plank tongue and groove walls inside and outside plus ceilings, gas fireplace in the living room, marvelous kitchen with island quartz countertop and very high end appliances, laminate floors throughout the home. Super cozy and rustic at the same time, wrap around wood deck and railings outside giving it that real Country flavor. From the back deck you can see the creek and listen to the flowing waters. The home is heated by forced air furnace system installed July 2024. The fascinating building next door is the 2010 built Shouse if you will. It has a huge RV bay 32' x 56' with newer 16' wide by 13' high steel insulated door, this also could be used instead for a group gather room with kitchenette, washroom, laundry room all on in-floor heating from the outside wood burning boiler unit with back up propane. Above the shop is an 800 s.f. suite, with laminate plank flooring, open concept living area, kitchen is fantastic with lots of cupboards and quartz countertop and gas cook top, 1- bedroom, large washroom with steam shower unit and lots of cupboards complete with washer and dryer. Numerous



sheds and outbuildings spot the property even near the creek, there is a garden plot fenced, added features are the 2 cabins: 1 is 12' x20' , and the other 12'x22' both have electricity and water baseboard heated. Need extra shelter for toys or equipment there is a 45'x30' tarp Quonset in excellent condition. This is one fantastic property for a recreational retreat with prairie creek forming the southeast boundary. This property has walking and quad trails already made to get to those areas of tranquility to watch and listen to the water and the sounds and views of nature that water draws them to. Prairie Creek is also known for great trout fishing. This is a great property for one to just enjoy or to build one's dreams on.

Built in 2020

Essential Information

MLS® #	A2124598
Price	\$975,000
Sold Price	\$950,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,165
Acres	36.08
Year Built	2020
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Sold

Community Information

Address	381055 Range Road 7-4
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta

Postal Code T4T 2A2

Amenities

Parking 220 Volt Wiring, Additional Parking, Driveway, Covered, Front Drive, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Oversized, Quad or More Detached, See Remarks, RV Garage, Workshop in Garage

Is Waterfront Yes

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Appliances Oven, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked

Heating Combination, Electric, Other, Propane, Wall Furnace, Wood Stove, Wood

Cooling None

Exterior

Exterior Features Fire Pit, Garden, Private Entrance, Private Yard, Storage

Lot Description Backs on to Park/Green Space, Brush, Creek/River/Stream/Pond, Farm, Landscaped, No Neighbours Behind, Pasture, Private, Secluded, Treed, Views, Waterfront

Roof Metal

Construction See Remarks, Wood Frame, Wood Siding

Foundation Piling(s), See Remarks

Additional Information

Date Listed April 20th, 2024

Date Sold January 28th, 2025

Days on Market 283

Zoning AG

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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