

\$585,000 - 372066 Highway 22 Highway, Rural Clearwater County

MLS® #A2190626

\$585,000

4 Bedroom, 2.00 Bathroom, 1,301 sqft
Residential on 7.00 Acres

NONE, Rural Clearwater County, Alberta

Nestled in the heart of Clearwater County, this charming farmhouse welcomes you with a spacious south-facing porch, the perfect spot to soak in the tranquility of acreage living. Surrounded by lush agricultural land and breathtaking natural beauty, this property offers a peaceful rural retreat just minutes from both Caroline and Rocky Mountain House. Whether you're heading to work, school, or running errands, your commute is a breeze. Plus, with the stunning West Country right at your doorstep, adventure is never far away! Situated on a beautifully landscaped 7-acre lot, this 4-bedroom, 2-bathroom home provides both comfort and functionality. Step inside to an inviting open-concept main floor, featuring stylish vinyl flooring throughout and new countertops installed in 2023. The kitchen shines with upgraded appliances and flows seamlessly into the dining area, where you can enjoy peaceful views of the yard. A conveniently located laundry/mudroom near the back entrance offers easy access to the main living areas, including the primary bedroom, a walk-through bathroom, and an adjacent nursery.

Outdoor living is truly a delight here, with an expansive 42x8 covered deck overlooking a picturesque yard complete with a serene pond. Whether you're sipping your morning coffee or watching the sunset, this space is



perfect for unwinding and entertaining.

The fully finished basement, completed in 2024, offers even more living space, featuring brand-new vinyl flooring and cozy in-floor heating. A walk-out entrance on the west side provides a practical working entry, leading into a large mudroom designed for functionality and convenience.

Recent updates throughout the home include fresh paint in the bedroom and laundry room, new flooring in select areas, and a well-maintained jetted tub, ensuring everything is in top condition for its new owners.

Need space for agricultural or business equipment? Youâ€™ll love the large powered equipment shed, conveniently located next to the insulated shop/barn, which is fully equipped with power, heat, and an air exchanger. A fully fenced garden ensures your plants stay protected from deer, while cross-fencing and year-round automatic waterers make caring for animals effortless. With ample space for additional buildings if needed, this acreage is as versatile as it is beautiful.

If youâ€™ve been dreaming of that perfect country home, this is the acreage for you! Donâ€™t miss your chance to own this stunning propertyâ€”schedule your viewing today!

Built in 1998

Essential Information

MLS® #	A2190626
Price	\$585,000
Sold Price	\$575,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,301
Acres	7.00
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	372066 Highway 22 Highway
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T2A3

Amenities

Utilities	Electricity Connected
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Gentle Sloping, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Wood

Additional Information

Date Listed	February 13th, 2025
Date Sold	March 3rd, 2025
Days on Market	18
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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