

\$589,000 - 404074 Range Road 6-0, Rural Clearwater County

MLS® #A2254048

\$589,000

4 Bedroom, 2.00 Bathroom, 1,872 sqft
Residential on 7.07 Acres

NONE, Rural Clearwater County, Alberta

This 7-acre property ideally located just minutes north of Highway 12, offers the perfect balance of peaceful rural living with convenient access to nearby amenities. Set against a backdrop of mountain views, this beautifully updated 1,872 sq ft home combines modern comfort with country charm and has everything you need for family living. Inside, you'll find a bright and spacious open concept layout designed for today's lifestyle. The heart of the home is the large central kitchen featuring an oversized island—perfect for meal prep, casual dining, or gathering with friends and family. Natural light floods the space through large windows, enhancing the warm, welcoming feel throughout the main living area. The home offers four generously sized bedrooms, including a well-appointed primary suite with a walk-in closet and a 4-piece ensuite featuring a corner jetted tub and an oversized shower. The remaining bedrooms are also spacious, each with excellent closet space—perfect for growing families or hosting guests. Step outside to enjoy the expansive wraparound covered deck—an ideal spot for morning coffee, evening sunsets, or outdoor entertaining while soaking in the views. The yard surrounding the home is landscaped, private, and framed by mature trees, offering shade, beauty, and tranquility. Brand new 24'™ x 28'™ detached garage is fully insulated and wired with two overhead



doorsâ€”perfect for vehicles, toys, or use as a workshop. The remainder of the property is naturally treed, providing added privacy and potential for trails, recreational use, or add some fencing and animals. Whether you're looking to homestead, garden, or just enjoy space and solitude, this property offers incredible versatility.

Built in 1992

Essential Information

MLS® #	A2254048
Price	\$589,000
Sold Price	\$590,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,872
Acres	7.07
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Sold

Community Information

Address	404074 Range Road 6-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

Amenities

Parking	Double Garage Detached, Insulated, Oversized
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Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Vinyl Windows, Jetted Tub, No Animal Home, No Smoking
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	Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Garage Control(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Lawn, Low Maintenance Landscape, Treed
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Wood, Piling(s)

Additional Information

Date Listed	September 4th, 2025
Date Sold	October 1st, 2025
Days on Market	26
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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