\$639,900 - 394051 Range Road 8-5a, Rural Clearwater County

MLS® #A2239801

\$639,900

5 Bedroom, 3.00 Bathroom, 1,629 sqft Residential on 7.12 Acres

NONE, Rural Clearwater County, Alberta

Country living at its Best!. This pretty acreage located West of Rocky Mountain House is nestled within the trees and offers privacy for your family to enjoy. The bungalow style home has a total of 5 bedrooms, 3 bathrooms, a large living room with a woodstove, a spacious family room also with a woodstove and wet bar and plenty of storage. The kitchen is loaded with oak cabinetry, lots of counter space, a plant window and a unique butler's pass though to the living room. The attached dinette area is accessible to the screened in porch in which you will discover a hot tub waiting for you and your family. For those that choose to indulge themselves in the outdoors, you will find a greenhouse, a tasteful firepit area, a fenced in children's play space, camping sites and 2 aerated water ponds one of which is a fish pond. Did I mention parking? There is a heated oversized double attached garage as well with an overhead heater and rough in infloor heating as well as a 30 x 40 arch rib shop equipped with a boiler and in floor heat. Also for the horse lovers, a shelter is ready and a 40x 60 pole shed to store your toys or convert to an indoor arena. Not only is there a lot to see in this 7.1 are parcel, but it certainly can't be appreciated unless you visit. This property has been well cared for and the pride of the flower beds, yards and trout pond is evident.







Essential Information

MLS® # A2239801 Price \$639,900

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,629 Acres 7.12 Year Built 1979

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 394051 Range Road 8-5a

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T4T 2A4

Amenities

Parking Double Garage Attached, Garage Door Opener, Heated Garage,

Parking Pad, RV Access/Parking, Outside

of Garages 2

Interior

Interior Features Ceiling Fan(s), Chandelier, Kitchen Island, Storage, Vinyl Windows,

Wood Windows, Central Vacuum

Appliances Dishwasher, Garage Control(s), Range Hood, Refrigerator, Window

Coverings, Gas Oven, Range

Heating Forced Air, Wood Stove, Propane

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, Private Yard

Lot Description Landscaped, Lawn, Many Trees, Pasture, Private, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 14th, 2025

Days on Market 110

Zoning CRA

Listing Details

Listing Office Royal LePage Tamarack Trail Realty

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