

\$674,900 - 390050 Range Road 8-4, Rural Clearwater County

MLS® #A2255719

\$674,900

5 Bedroom, 3.00 Bathroom, 1,100 sqft
Residential on 4.23 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your own slice of the West Country! This beautifully renovated family home is perfectly set up for those who love both comfort and the outdoors. Surrounded by endless crown land and just minutes from the North Saskatchewan River, adventure is always at your doorstep.

Inside, youâ€™ll appreciate the updates, including a brand-new furnace, hot water tank, central A/C, and a cozy wood-burning stove to keep you warm all winter long. The closed-in porch is the perfect spot to unwind with a coffee or glass of wine while taking in the peace and quiet.

The property is equally impressive outsideâ€”featuring a fully fenced pasture, a small barn, a shop for all your projects, a great garden space, greenhouse, and generator hook-ups right from the main pole for added peace of mind. There is also a partially finished cabin for extra guest accommodations. Whether youâ€™re looking for space for animals, toys, or hobbies, this acreage checks all the boxes.

Built in 1970

Essential Information

MLS® # A2255719



Price	\$674,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,100
Acres	4.23
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	390050 Range Road 8-4
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1B1

Amenities

Parking	Single Garage Attached, RV Carport
# of Garages	4

Interior

Interior Features	Kitchen Island
Appliances	Bar Fridge, Dishwasher, Washer/Dryer, Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Garden
Lot Description	Few Trees, Garden

Roof	Metal
Construction	Mixed
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	CRA

Listing Details

Listing Office	CIR Realty
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