\$539,000 - 41 Ferrier Drive, Rural Clearwater County

MLS® #A2270682

\$539,000

4 Bedroom, 2.00 Bathroom, 2,064 sqft Residential on 4.35 Acres

Ferrier Acres, Rural Clearwater County, Alberta

Just minutes west of Rocky, this charming arch-rib home is nestled among mature trees in a peaceful, park-like setting. Two levels of decking offer the perfect place to relax, unwind, and take in the beauty of the surrounding countryside. Inside, the main floor features a spacious kitchen that flows into the dining area and the cozy living room, complete with hardwood flooring and a wood-burning fireplace. A 3-piece bathroom, flex room, and laundry room add convenience to the main level. Upstairs, you'II find four comfortable bedrooms and a 5-piece bath. The primary bedroom is generously sized and includes a private balcony overlooking the acreageâ€"ideal for morning coffee or quiet evenings. The property also offers great utility with a double detached garage (31'5" x 23'7") and a well-sized shop with a wood stove (29'4" x 27'4"), perfect for projects, storage, or hobby space. A true country retreatâ€"private, peaceful, and full of rustic charm.

Built in 1975

Essential Information

MLS® # A2270682 Price \$539,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2







Square Footage 2,064
Acres 4.35
Year Built 1975

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 41 Ferrier Drive

Subdivision Ferrier Acres

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T4T 1B3

Amenities

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Gravel Driveway,

Insulated

of Garages 2

Interior

Interior Features Central Vacuum, High Ceilings, Natural Woodwork, No Animal Home,

No Smoking Home

Appliances Bar Fridge, Dishwasher, Microwave, Refrigerator, Stove(s),

Washer/Dryer, Freezer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Crawl Space

Exterior

Exterior Features Fire Pit, Private Entrance, Storage

Lot Description Front Yard, Landscaped, Lawn, Many Trees, Private, Treed, Gentle

Sloping, Wooded

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Other

Additional Information

Date Listed November 13th, 2025

Days on Market 5

Zoning CR

Listing Details

Listing Office Royal LePage Tamarack Trail Realty

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