

# \$795,000 - 364044a Range Road 6-0, Rural Clearwater County

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MLS® #A2211073

**\$795,000**

6 Bedroom, 4.00 Bathroom, 1,921 sqft  
Residential on 6.99 Acres

NONE, Rural Clearwater County, Alberta

Tucked away at the end of a quiet dead-end road, this private acreage is just 2km off pavement and offers the perfect blend of comfort, space, and functionality. The home welcomes you with an open-concept layout and unique two-storey vaulted ceilings flowing into a spacious rec room and atrium below. The large kitchen is a chef's dream featuring a central island, lots of cabinets and countertops, pantry, and adjoining dining space, with a cozy den just steps away for relaxing after meals. From the kitchen you can step outside to the concrete patio with a gazebo and hot tub—ideal for entertaining or unwinding. The main floor also includes a roomy primary bedroom with walk-in closet and access to a 4-piece bathroom with jetted tub, two additional bedrooms, a convenient office, and well-appointed laundry/mudroom with 2-piece bath. Downstairs, enjoy a fully finished basement with a large rec room complete with a wood burning stone faced fireplace, theatre room, and 3 more bedrooms—including two with walk-in closets and a Jack & Jill bath, plus the third with its own ensuite. Need storage or workspace? This property delivers: 24x43' heated attached garage, room for the man cave plus your vehicles! 38x24' heated detached garage with 2 overhead doors (could be 3) and an attached 15x45' RV bay. 48x32' heated quonset/shop with



mezzanine, 220 power, and 12â€™™ overhead door. The 6.99 acres offers a beautifully landscaped yard with mature trees, room for a big garden and a few animals. Here's a rare opportunity for those seeking privacy, space, a unique home and serious shop/garage options!

Built in 1977

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2211073                         |
| Price          | \$795,000                        |
| Bedrooms       | 6                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 1,921                            |
| Acres          | 6.99                             |
| Year Built     | 1977                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 364044a Range Road 6-0  |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0M0                 |

**Amenities**

|              |                                                                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | RV Access/Parking, Additional Parking, Double Garage Detached, Garage Faces Side, Heated Garage, Oversized, Quad or More Attached, RV Garage, Workshop in Garage |
| # of Garages | 6                                                                                                                                                                |

**Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Jettied Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Beamed Ceilings |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Stove             |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Recreation Room, Wood Burning                                                 |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard, Storage       |
| Lot Description   | Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Cedar, Wood Frame           |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 112              |
| Zoning         | CRA              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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