

# \$1,490,000 - 391002 Range Road 6-3, Rural Clearwater County

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MLS® #A2228346

**\$1,490,000**

4 Bedroom, 2.00 Bathroom, 1,231 sqft  
Residential on 157.01 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your own private slice of rural paradise – a picturesque hobby farm and recreational quarter section that combines natural beauty, functional land use, and country charm just ½ mile off paved Oras Road. Whether you're looking to embrace peaceful countryside living, grow your own food, raise animals, or simply enjoy the serenity of wide-open spaces, this property has it all.

From the moment you arrive, you™ll be captivated by the –œBetter Homes & Gardens–œ worthy yard site –œ a truly manicured and thoughtfully designed oasis. Rolling green lawns, established spruce and lilac shelterbelts, ornamental trees, expansive #1 black soil vegetable gardens, and artistic brick and stone landscaping create an atmosphere of effortless tranquility. A circle-drive with landscaped turnarounds completes the picture-perfect setting.

The 1,256 sq ft custom bi-level home (1998) is perched on the high side of the quarter, offering sweeping panoramic views of the mountains. Inside, the main floor features vaulted ceilings, a cozy gas fireplace, and a sun-filled kitchen with a massive center island, quartz countertops, stainless steel appliances, and generous pantry storage. A sunny breakfast nook opens to a wraparound deck



â€” the ideal spot to relax and soak in those breathtaking Alberta sunsets.

The fully finished basement offers in-floor heating, a large family room with wood-burning stove, 3 bedrooms, a full bath, laundry, and walkout access to a beautiful brick-paved patio area. A dedicated under-deck gardening space keeps tools and supplies close to your gardens and greenhouse.

Car enthusiasts and hobbyists will love the attached heated double garage with 9â€™™ ceilings, dual overhead doors, utility sink, floor drain, and central vacuum. For even more space, the 39' x 32' finished shop offers radiant heat, 13'7" ceilings, two overhead doors, and an attached lean-to for storing all your equipment and toys. Several storage sheds, and a chicken coop round out the rural lifestyle dream.

The land itself is just as versatile â€” with 40â€“50 acres in hay production (approx. 100 bales/year), and the balance includes lush treed areas, lowlands, three dugouts, fenced pastures, and 4 km of mowed recreation trails â€” perfect for walking, quadding, cross-country skiing, or simply enjoying the abundant wildlife.

A high-producing water well provides an impressive 12 GPM flow of soft water, ensuring yourself, your gardens and livestock are well supported. Preliminary energy development discussions are underway (pipeline, lease road, etc.), but no contracts have been signed (to date)â€” offering a potential future income opportunity from this already value-packed rural investment.

Whether youâ€™™re seeking self-sufficiency, an inspiring family homestead, or a peaceful place to retreat and recharge, this unmatched

countryside property is ready to welcome you home!

Built in 1998

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2228346                         |
| Price          | \$1,490,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,231                            |
| Acres          | 157.01                           |
| Year Built     | 1998                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 391002 Range Road 6-3   |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T 2A1                 |

### **Amenities**

|              |  |
|--------------|--|
| Utilities    | Electricity Paid For, Natural Gas Paid |
| Parking      | Double Garage Attached                 |
| # of Garages | 2                                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Quartz Counters   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings |
| Heating           | Boiler, Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |

|                 |   |
|-----------------|---|
| # of Fireplaces | 2   |
| Fireplaces      | Basement, Gas, Living Room, See Remarks, Wood Burning Stove |
| Has Basement    | Yes   |
| Basement        | Finished, Full, Walk-Out                                    |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Garden, Landscaped, Lawn, Many Trees, Pasture, See Remarks, Views, Farm, Seasonal Water |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 89              |
| Zoning         | A               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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