

# \$459,900 - 393004 Range Road 7-5, Rural Clearwater County

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MLS® #A2230543

**\$459,900**

3 Bedroom, 2.00 Bathroom, 1,572 sqft  
Residential on 2.62 Acres

NONE, Rural Clearwater County, Alberta

This well-maintained 1571 sq ft bungalow, built in 2007, offers comfortable, ranch-style, single-level living on a crawl space. With east-facing front windows, the home is filled with natural light, creating a bright and welcoming interior.

The layout includes 2 spacious bedrooms plus a flexible bonus room, currently used as a craft room/office but easily converted to a third bedroom with the addition of an armoire. The primary bedroom features a very large walk-in closet and a private 3-piece ensuite that connects directly to the laundry room. The main 4-piece bathroom has been recently updated with a new tub surround, adding a fresh modern touch.

Step outside and enjoy the gorgeous wraparound deck, extending along the south and west sides of the home—perfect for relaxing, entertaining, or taking in the peaceful surroundings.

Located less than 5 km from the town limits of Rocky Mountain House, the property offers quiet rural living with easy access to amenities. You™re within walking distance of the Rocky Mountain House National Historic Site, close to Pine Hills Golf Course, and just a short drive to the North Saskatchewan River, ideal for fishing, hiking, and outdoor



recreation.

The acreage is a haven for wildlife enthusiasts, with frequent sightings of deer, rabbits, muskrats, and numerous bird species.

Additional property highlights include:

Three sheds for closed cold storage, including one wired with 220 power, heated with an electric heater, and set up as a fully functional workshop

Two open-face lean-tos for additional covered storage

Concrete foundation with 5 ft frost walls poured for a future 28' x 40' garage

This exceptional acreage combines comfortable living, stunning outdoor space, abundant wildlife, and room to grow—offering a rare opportunity to enjoy the best of country life just minutes from town.

Built in 2007

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2230543                         |
| Price          | \$459,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,572                            |
| Acres          | 2.62                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 393004 Range Road 7-5   |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T 2A4                 |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Utilities | Electricity Connected, Propane |
| Parking   | Parking Pad                    |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | See Remarks                        |
| Appliances        | See Remarks                        |
| Heating           | Forced Air, Floor Furnace, Propane |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | See Remarks, Crawl Space           |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Other                                                                 |
| Lot Description   | Low Maintenance Landscape, See Remarks, Native Plants, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                       |
| Construction      | See Remarks                                                           |
| Foundation        | Poured Concrete                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 50              |
| Zoning         | CR              |

### Listing Details

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

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