

# \$539,000 - 390063 Range Road 6-3, Rural Clearwater County

MLS® #A2207285

**\$539,000**

4 Bedroom, 2.00 Bathroom, 1,180 sqft  
Residential on 7.14 Acres

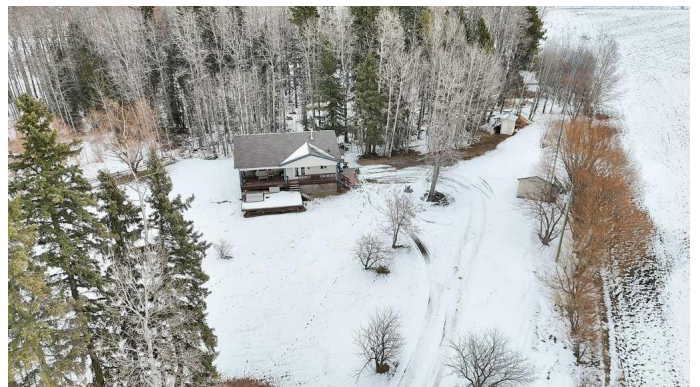
NONE, Rural Clearwater County, Alberta

Enjoy the best of country living just 10 minutes from Rocky Mountain House with this charming 2003 bilevel home on just over 7 acres zoned CRA. Featuring 4 bedrooms and 2 bathrooms this well-maintained property offers a bright, spacious layout with recent updates, including appliances, furnace and newer shingles. Stay warm and cozy with the wood-burning stove, and when it is time to unwind, relax in the hot tub(as is) on the deck. Outdoor enthusiasts will love the private outdoor rink, perfect for winter fun. With plenty of space for recreation, hobby farming, or future development, this property is a must see.

Built in 2003

## Essential Information

MLS® #	A2207285
Price	\$539,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,180
Acres	7.14
Year Built	2003
Type	Residential
Sub-Type	Detached



Style Acreage with Residence, Bi-Level  
Status Active

### Community Information

Address 390063 Range Road 6-3  
Subdivision NONE  
City Rural Clearwater County  
County Clearwater County  
Province Alberta  
Postal Code T4T 1B4

### Amenities

Parking Parking Pad

### Interior

Interior Features Ceiling Fan(s), High Ceilings, Vinyl Windows  
Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer  
Heating In Floor, Forced Air, Natural Gas, Wood, Wood Stove  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Dog Run, Kennel, Other  
Lot Description Front Yard, Landscaped, Lawn, Treed, Brush  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 1st, 2025  
Days on Market 3  
Zoning CRA

### Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.