

# \$835,000 - 364070 Range Road 6-3, Rural Clearwater County

MLS® #A2207762

**\$835,000**

3 Bedroom, 2.00 Bathroom, 2,642 sqft  
Residential on 5.30 Acres

NONE, Rural Clearwater County, Alberta

Everything you could want in acreage living! Only minutes for Burnstick Lake and the Village of Caroline this acreage offers an unparalleled lifestyle for those seeking recreation, tranquility and nature. This 5.3 acre property is surrounded by nature, offering an abundance of wildlife, paths to explore, a creek close by and even a pond! Boasting pride of ownership the custom built 2012 home features a spacious open floor plan with soaring vaulted ceilings, slab on grade construction and covered deck for morning coffees. The spacious entry leads to an inviting kitchen that combines modern touches with a rustic feel. It features warm Acadia hardwood floors and a soaring vaulted ceiling that opens to the dining room and living room areas. The kitchen boasts stainless appliances, island, ample counter and cupboard space and a walk in pantry. The open plan layout seamlessly connects the kitchen to the dining and living rooms area perfect for family gatherings. A cozy wood burning stove and custom stairwell leading to the upper level adds character and functionality to this inviting space. A primary bedroom complete with ensuite boasting a soaker tub, additional main floor bedroom and 3 piece bathroom completes the main floor living. The upper level overlooks the living space below and offers additional seating area (easily used as office, games area, library or



even be converted to an additional bedroom and bathroom), upstairs also features another bedroom. The spacious 44x39ft shop has 16ft ceilings, 14ft door, in-floor heat, floor drain, mechanical room and designated upstairs office, two additional bays provide extra space for projects or storage. The self contained cabin is fully functional and perfect for family and friends visiting short term or extended stays! It offers power, heat, water, two sleep areas, 3 pc bathroom, cozy kitchen and wood burning stove (propane furnace and electric heat). There is an additional cabin with power only. Notable features of this property include underground power, excellent well both in quality and 20 GPM, R-40 sprayed insulation providing excellent energy efficiency for house, shop and cabin. Separate septic tanks and fields both for house and cabin, high efficiency boiler system in house and shop, "no" salt water softener, 220V wiring in shop, solid wood doors in the house, a greenhouse, pond, firepit, horse shoe pits, kids playcenter, raised garden beds, perimeter fenced for neighboring livestock and property borders a creek!

Built in 2012

### **Essential Information**

MLS® #	A2207762
Price	\$835,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,642
Acres	5.30
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	364070 Range Road 6-3
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

## Amenities

Utilities	Sewer Available, Water Paid For, Electricity Paid For, Propane, Satellite Internet Available
Parking Spaces	6
Parking	Heated Garage, Insulated, 220 Volt Wiring, Oversized, Quad or More Detached
# of Garages	6

## Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Boiler, Propane, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Balcony, Fire Pit, Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Landscaped, Many Trees, Private
Roof	Metal
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	9
Zoning	CRA

## Listing Details

Listing Office            Coldwell Banker Ontrack Realty

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