

# \$1,100,000 - 413033 Range Road 6-3, Rural Clearwater County

MLS® #A2210946

**\$1,100,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 130.92 Acres

NONE, Rural Clearwater County, Alberta

Beautiful rural property just listed! This property is approximately 130 acres of land with a beautiful Douglas fir timber frame home on a paved County highway...just a 15 minute drive from rocky. Nestled in the pine trees, the home has approx. 2244 ft. of living area( 1428 on the main floor and 816 sq. ft. on the upper floor) with large wrap around covered verandah on 2 sides. The very open home design has large windows to capture the light , the beautiful mountain view and sunset vistas. The kitchen has hickory cabinets, granite counters, gas cookstove and fridge (both recently replaced) and dishwasher. Engineered walnut hardwood flooring through most of the main floor with a wood burning stove in the living room with rundle rock feature wall for those frosty winter evenings. The large master bedroom has a walk-in closet and a four pce. ensuite with tiled show and jet tub. There is a second bedroom/office area, main floor laundry and main 3 pce. bath to complete the main floor. The loft has 2 bedrooms, large 4 pce. bath and a library/sitting area. With the large stocked rainbow trout pond with aeration system, a gazebo with power and a floating dock, it 's the perfect place for a fish fry or nice evening outside! There is also a cabin with power tucked in the trees for any guests. The balance of the property is perimeter fenced and cross fenced into 4 pastures and carries



approx. 25 cow/calf pairs or could be cultivated as hay land. There is also approx. 3700/yr. of oil lease revenue. Access is on the shared oilfield road with an easement in place for this. All this makes this a destination for perfect Country Living!!

### **Essential Information**

MLS® #	A2210946
Price	\$1,100,000
Bathrooms	0.00
Acres	130.92
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### **Community Information**

Address	413033 Range Road 6-3
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Waterfront	Pond

### **Interior**

Interior Features	Granite Counters, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Dock, Garden
Lot Description	Landscaped, Views, Pasture
Roof	Metal
Construction	Composite Siding, Log
Foundation	See Remarks

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	12
Zoning	A

### **Listing Details**

Listing Office            Century 21 Westcountry Realty Ltd.

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