

# \$349,000 - 33 Mountainview Road, Rural Clearwater County

---

MLS® #A2250981

**\$349,000**

2 Bedroom, 2.00 Bathroom, 1,350 sqft  
Residential on 3.11 Acres

NONE, Rural Clearwater County, Alberta

Escape to Tranquility!! This charming 2 bedroom, 2 bathroom home is nestled on 3.11 acres of private, serene land bordered by crown land ( grazing lease) and surrounded by tall majestic timbers on a dead end road. Just a short walk to the river, you'll feel the refreshing smells ,sights and sounds of nature all in complete privacy. The home is sold AS IS and includes an unfinished unserviced 22 x 24 log and stick frame cabin with a loft. Room for your private recreational campground or an Airbnb opportunity. Enjoy stunning mountain views and the tranquil North Saskatchewan River Valley. This is you perfect retreat from the hustle and bustle of city life!

Built in 1993

## Essential Information

MLS® #	A2250981
Price	\$349,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,350
Acres	3.11
Year Built	1993
Type	Residential
Sub-Type	Detached



Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	33 Mountainview Road
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A4

### Amenities

Parking	Parking Pad, RV Access/Parking
---------	--------------------------------

### Interior

Interior Features	Bookcases, Wood Windows
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	No Neighbours Behind, Treed, Views, Wooded
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Wood, See Remarks

### Additional Information

Date Listed	August 22nd, 2025
Zoning	CR

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.