

\$765,000 - 390055 Range Road 7-0, Rural Clearwater County

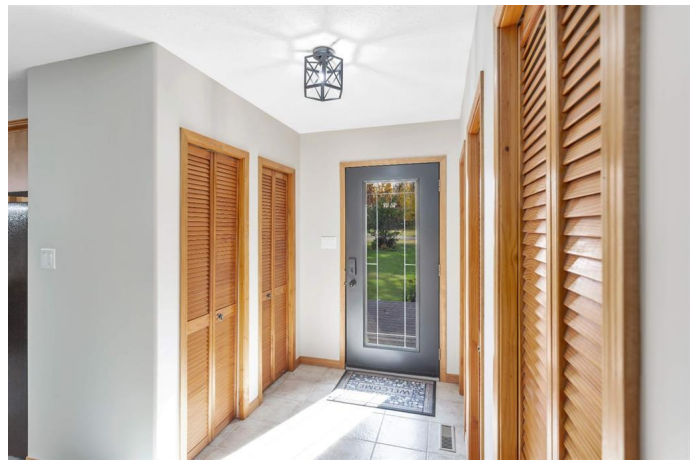
MLS® #A2261792

\$765,000

3 Bedroom, 2.00 Bathroom, 2,072 sqft
Residential on 8.06 Acres

NONE, Rural Clearwater County, Alberta

Only minutes from Rocky, located on a quiet no-exit road with easy access to Hwy 11, this 8 acres is private and beautifully landscaped. The property offers a peaceful rural lifestyle surrounded by mature trees and established perennial beds. The spacious 2,072 sq ft bungalow is all on one level and features a large entryway with excellent storage and a huge kitchen with a central island and walk-in pantry. Patio doors off the dining area lead to a covered deck overlooking the side yard. The living room is warm and inviting with cedar accents and a cozy wood stove. 3 bedrooms including the fully updated primary suite which features a 3-piece ensuite with a stunning custom tile shower, big walk-in closet and access to a private deck overlooking the pond. Recent upgrades include 2 new furnaces, a new hot water tank, fresh paint, and updated light fixtures throughout. The yard offers a picturesque fire pit area for gathering with family and friends and plenty of room for a large garden if you want to try out your green thumb. A second serviced site with gravel pad and concrete piles is ready for a mobile home if you are in need of a second residence. The property also boasts a 30x31' heated metal-clad shop with a new 12x16' overhead door, an attached 28x30' three-sided lean-to on one side, a 17x30' drive-through lean-to on the other side and a 16x23' heated storage area in the back. There's also a big 23x90'



metal drive-through shelter, good for RVs or equipment storage. Small corrals complete the setup for hobby farming and livestock. This is the perfect combination of comfortable living, practical outbuildings, and tranquil country charm!

Built in 1980

Essential Information

MLS® #	A2261792
Price	\$765,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,072
Acres	8.06
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	390055 Range Road 7-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1P3

Amenities

Parking	220 Volt Wiring, Additional Parking, Covered, Heated Garage, Oversized, Quad or More Detached
---------	---

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Free Standing, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours Behind, Private
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	23
Zoning	CRA

Listing Details

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

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.