

# \$1,295,000 - 391002 Range Road 6-3, Rural Clearwater County

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MLS® #A2228346

**\$1,295,000**

4 Bedroom, 2.00 Bathroom, 1,231 sqft  
Residential on 157.01 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your own private slice of rural paradise – a picturesque hobby farm and recreational quarter section that combines natural beauty, functional land use, and country charm just ½ mile off paved Oras Road. Whether you're looking to embrace peaceful countryside living, grow your own food, raise animals, or simply enjoy the serenity of wide-open spaces, this property has it all.

From the moment you arrive, you™ll be captivated by the –œBetter Homes & Gardens– worthy yard site – a truly manicured and thoughtfully designed oasis. Rolling green lawns, established spruce and lilac shelterbelts, ornamental trees, expansive #1 black soil vegetable gardens, and artistic brick and stone landscaping create an atmosphere of effortless tranquility. A circle-drive with landscaped turnarounds completes the picture-perfect setting.

The 1,256 sq ft custom bi-level home (1998) is perched on the high side of the quarter, offering sweeping panoramic views of the mountains. Inside, the main floor features vaulted ceilings, a cozy gas fireplace, and a sun-filled kitchen with a massive center island, quartz countertops, stainless steel appliances, and generous pantry storage. A sunny breakfast nook opens to a wraparound deck



â€” the ideal spot to relax and soak in those breathtaking Alberta sunsets.

The fully finished basement offers in-floor heating, a large family room with wood-burning stove, 3 bedrooms, a full bath, laundry, and walkout access to a beautiful brick-paved patio area. A dedicated under-deck gardening space keeps tools and supplies close to your gardens and greenhouse.

Car enthusiasts and hobbyists will love the attached heated double garage with 9â€™™ ceilings, dual overhead doors, utility sink, floor drain, and central vacuum. For even more space, the 39' x 32' finished shop offers radiant heat, 13'7" ceilings, two overhead doors, and an attached lean-to for storing all your equipment and toys. Several storage sheds, and a chicken coop round out the rural lifestyle dream.

The land itself is just as versatile â€” with 40â€“50 acres in hay production (approx. 100 bales/year), and the balance includes lush treed areas, lowlands, three dugouts, fenced pastures, and 4 km of mowed recreation trails â€” perfect for walking, quadding, cross-country skiing, or simply enjoying the abundant wildlife.

A high-producing water well provides an impressive 12 GPM flow of soft water, ensuring yourself, your gardens and livestock are well supported. Preliminary energy development discussions are underway (pipeline, lease road, etc.), but no contracts have been signed (to date)â€” offering a potential future income opportunity from this already value-packed rural investment.

Whether youâ€™™re seeking self-sufficiency, an inspiring family homestead, or a peaceful place to retreat and recharge, this unmatched

countryside property is ready to welcome you home! UPDATE - pipeline (west side of property) installation agreement signed for Summer 2026 payment - approx. \$30,000 will go to owner.

Built in 1998

**Essential Information**

MLS® #	A2228346
Price	\$1,295,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,231
Acres	157.01
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

**Community Information**

Address	391002 Range Road 6-3
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

**Amenities**

Utilities	Electricity Paid For, Natural Gas Paid
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings, Central Air Conditioner

Heating	Boiler, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove, Basement, Living Room, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, See Remarks, Farm, Garden, Many Trees, Pasture, Seasonal Water, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	96
Zoning	A

## Listing Details

Listing Office	CIR Realty
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