

# **\$1,600,000 - 404010 Range Road 9-5a, Rural Clearwater County**

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MLS® #A2244716

**\$1,600,000**

4 Bedroom, 3.00 Bathroom, 1,790 sqft  
Residential on 154.83 Acres

NONE, Rural Clearwater County, Alberta

Rarely does one find a property such as this.....offering PRIVACY and QUIET SOLITUDE while still being convenient to amenities. Surrounded by crown land and on a no thru road, this oasis is located approximately 30 kms west of Rocky Mountain House. The private driveway with your own bridge crosses the Chamber Creek that flows through the property, then up the hill to the yard site. The custom built scribed log home offers 1790 square feet of beautiful living area. The main floor offers kitchen, den (currently being used as a bedroom), 3 piece bathroom, storage/boot room conveniently located just inside the main front entrance and a spacious great room with vaulted ceilings and maple hardwood floors. The upper level offers the primary bedroom with walnut flooring, a walk in closet and a 4 piece ensuite complete with free standing bath tub for those relaxing bubble bath soaks. The lower level has 3 bedrooms, family room with wood burning stove, the laundry room, 4 piece bathroom and mechanical room. This beautiful home has covered decks front and back for enjoying the fully landscaped yard with cedar fencing and retaining walls of limestone quarry rocks. The wood fired boiler provides heat for the house, with a propane furnace back up heat source. The 24' x 30' log barn with metal roof is complete with box stalls, tie stalls, tack room and upper loft...just waiting for your equine



friends!! There are three stock waterers, corrals, a 90' x 30" calving shed and two water wells on the property ...all set up for your livestock. And the grass...it is belly deep and lush!!! Words truly cannot describe this property...you will not be disappointed!! Book your private viewing today!!

Built in 1996

### **Essential Information**

MLS® #	A2244716
Price	\$1,600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,790
Acres	154.83
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey Split, Acreage with Residence
Status	Active

### **Community Information**

Address	404010 Range Road 9-5a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1T0

### **Amenities**

Utilities	Electricity Connected, Phone Available
Parking	Off Street, Other, See Remarks

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, High Ceilings, Laminate Counters, Natural Woodwork
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Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Boiler, Combination, Forced Air, Propane, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Pasture, Private, Creek/River/Stream/Pond, Native Plants, Secluded
Roof	Cedar Shake
Construction	Log
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	1
Zoning	Agriculture

## Listing Details

Listing Office	CIR Realty
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