

\$539,000 - 41 Ferrier Drive, Rural Clearwater County

MLS® #A2270682

\$539,000

4 Bedroom, 2.00 Bathroom, 2,064 sqft

Residential on 4.35 Acres

Ferrier Acres, Rural Clearwater County, Alberta

Just minutes west of Rocky, this charming arch-rib home is nestled among mature trees in a peaceful, park-like setting. Two levels of decking offer the perfect place to relax, unwind, and take in the beauty of the surrounding countryside. Inside, the main floor features a spacious kitchen that flows into the dining area and the cozy living room, complete with hardwood flooring and a wood-burning fireplace. A 3-piece bathroom, flex room, and laundry room add convenience to the main level. Upstairs, you'll find four comfortable bedrooms and a 5-piece bath. The primary bedroom is generously sized and includes a private balcony overlooking the acreage—ideal for morning coffee or quiet evenings. The property also offers great utility with a double detached garage (31'5" x 23'7") and a well-sized shop with a wood stove (29'4" x 27'4"), perfect for projects, storage, or hobby space. A true country retreat—private, peaceful, and full of rustic charm.

Built in 1975

Essential Information

MLS® #	A2270682
Price	\$539,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	2,064
Acres	4.35
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	41 Ferrier Drive
Subdivision	Ferrier Acres
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1B3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway, Insulated
# of Garages	2

Interior

Interior Features	Central Vacuum, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home
Appliances	Bar Fridge, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Fire Pit, Private Entrance, Storage
Lot Description	Front Yard, Landscaped, Lawn, Many Trees, Private, Treed, Gentle Sloping, Wooded

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Other

Additional Information

Date Listed	November 13th, 2025
Days on Market	5
Zoning	CR

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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