

\$1,399,000 - 374074 Range Road 6-2, Rural Clearwater County

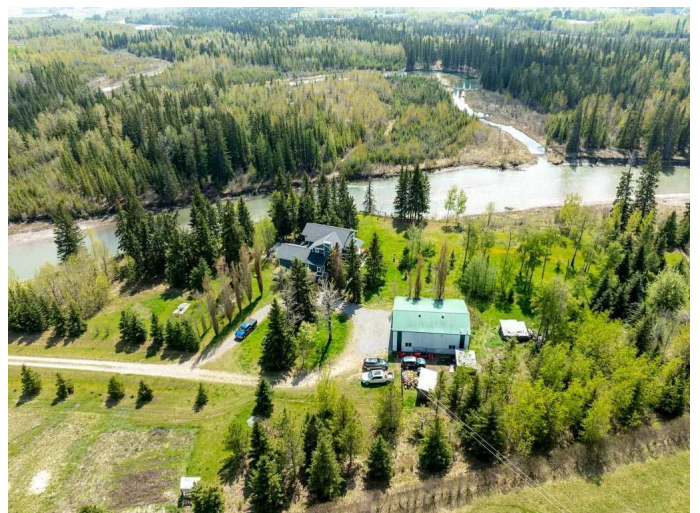
MLS® #A2222405

\$1,399,000

4 Bedroom, 4.00 Bathroom, 2,856 sqft
Residential on 7.14 Acres

NONE, Rural Clearwater County, Alberta

Your Private Riverfront Retreat â€” 300 Ft on the Clearwater River and no registered restrictions to access! This 7 acre paradise offers UNRESTRICTED access to the Clearwater River, fed by Clear Creek and open year-roundâ€”a dream for jet-boating, fishing, canoeing, and wildlife watching right in your backyard. The spacious 2012 two-story Home features 4 bedrooms, 4 bathrooms, and nearly 2,800 SqFt of quality living space. Enjoy a custom kitchen with granite countertops, hardwood floors, and in-floor heat under all ceramic tileâ€”plus a warm unfinished basement with In-Floor Heat ready for your finishing touch An attached Sitting Rm enjoying a cozy gas fireplace.. The stunning primary bedroom brags an amazing view of the river and boasts a spa-like Ensuite with a jetted tub, a steam shower, and a walk-in closet with its own washer and dryer. TREX decking wraps the home, with an upper deck perfect for morning coffee, evening stargazing and of course a fabulous River-view. The 30x48 heated shop includes two oversized doors (16x14 and 14x14), a 16â€™TM lean-to for extra storage, and an upper mezzanine with guest/office potential. While the bathroom and water in the shop havenâ€™TMt been used by the current owners and canâ€™TMt be warranted, the space is full of potential. Outside, enjoy fruit trees, open space, and a bit of pasture with an auto waterer for your



horses. Located just 7.6 miles south of Hwy 11 on paved Arbutus Road, this property is the perfect blend of peace, privacy, and comfortable living.

Built in 2012

Essential Information

MLS® #	A2222405
Price	\$1,399,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,856
Acres	7.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	374074 Range Road 6-2
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Driveway, Quad or More Attached
Waterfront	River Access, River Front

Interior

Interior Features	Breakfast Bar, Granite Counters, Jetted Tub, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator

Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2025
Days on Market	155
Zoning	CRA

Listing Details

Listing Office	Coldwell Banker Ontrack 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.