

\$550,000 - 384043 Range Road 8-3, Rural Clearwater County

MLS® #A2244295

\$550,000

4 Bedroom, 3.00 Bathroom, 1,196 sqft
Residential on 4.08 Acres

NONE, Rural Clearwater County, Alberta

Discover the perfect blend of serene acreage living and convenient proximity to outdoor adventure with this charming 4 bedroom, 3 bathroom home, ideally situated just moments from beautiful Cow Lake. Nestled on a private, nicely treed 4-acre parcel, this property offers an incredible opportunity for those seeking space, tranquility or even the potential to create their dream horse or hobby farm setup. Imagine waking up to the peaceful sounds of nature and views from your west facing deck. The main floor is bright with updated windows letting the natural light in! A front living room has a big window facing west and is a great space for a sitting/family room. The open kitchen features a nice island, refinished cabinetry/countertops, a bay window off the sink and plenty of pantry space. There are three bedrooms including a master with an ensuite on the main level. In the basement you will notice how bright and welcoming it is with large windows and fresh paint! There is a huge family room with a cozy woodstove to enjoy all winter long. This space could be sectioned off to make a fifth bedroom and still leaving a great family room space. There is a large bedroom in the basement and a full bathroom featuring a stand up shower and jetted soaker tub. A dedicated laundry room and plenty of storage completes the lower level. Outside you will find the double garage and an older storage/workshop space. The beautiful 4



acres offers endless possibilities for landscaping, gardening, or developing the perfect horse paddocks and barn with the CRA zoning. The natural treed perimeter ensures ultimate privacy and a picturesque backdrop for your acreage lifestyle. This isn't just a house; it's an opportunity to embrace the Alberta dream, with the best of nature at your doorstep and the potential to craft the lifestyle you've always envisioned. Situated only a few minutes to Cow Lake where you will find a beach, boating and fishing, camping and the Cow Lake store and restaurant. Endless Westcountry adventures await in this prime location!

Built in 1981

Essential Information

MLS® #	A2244295
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,196
Acres	4.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	384043 Range Road 8-3
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T2A2

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, See Remarks, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Lawn, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	July 30th, 2025
Days on Market	20
Zoning	CRA

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
----------------	------------------------------------

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.