# \$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 16' lean-to for extra storage, and an upper mezzanine with guest/office potential. While the bathroom and water in the shop haven't been used by the current owners and can't 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 160

Zoning CRA

# **Listing Details**

Listing Office Coldwell Banker Ontrack Realty

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