

374074 Range Road 6-2
Rural Clearwater County, Alberta

MLS # A2290844



\$1,399,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,856 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Driveway, Quad or More Detached | | |
| Lot Size: | 7.14 Acres | | |
| Lot Feat: | Backs on to Park/Green Space, Creek/River/Stream/Pond | | |

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|--------------------|--|-------------------|--|
| Heating: | Central | Water: | Well |
| Floors: | Ceramic Tile, Hardwood | Sewer: | Mound Septic, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 27-37-6-W5 |
| Exterior: | Concrete | Zoning: | CRA |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Breakfast Bar, Granite Counters, Jetted Tub, Soaking Tub | | |

Inclusions: N/A

Private Riverfront Retreat | 300 Ft on the Clearwater River! Rare opportunity to own 7 acres with direct, unrestricted access to the Clearwater River—fed by Clear Creek & open year-round! Ideal for jet boating, fishing, canoeing & enjoying nature right from your backyard. This spacious 2012 two-storey home offers nearly 2,800 SqFt, featuring 4 bedrooms and 4 bathrooms. Custom kitchen showcases granite countertops, hardwood floors & in-floor heat under ceramic tile. A bright sitting room with gas fireplace adds warmth and comfort, while the unfinished basement has in-floor heat, ready for your future development. The primary suite captures stunning river views & includes a spa-inspired ensuite with jetted tub, steam shower & a walk-in closet with its own washer & dryer. TREX decking wraps the home, with an upper deck perfect for morning coffee or evening sunsets overlooking the river. The 30' x 48' heated shop includes two oversized doors (16' x 14' and 14' x 14'), a 16' lean-to & upper mezzanine with guest or office potential (shop bathroom & water not currently in use & not warranted). The property is beautifully set up with fruit trees, open space & pasture with auto waterer, making it suitable for horses or hobby farming. Located just 7.6 miles south of Hwy 11 on paved Arbutus Road, this is a rare blend of privacy, recreation, and comfortable country living.