

# \$1,250,000 - 105 Meadow Drive, Rural Clearwater County

MLS® #A2204244

**\$1,250,000**

4 Bedroom, 3.00 Bathroom, 1,963 sqft  
Residential on 57.11 Acres

NONE, Rural Clearwater County, Alberta

LOCATION, LOCATION LOCATION...

Location is key on this property with easy access to the town of Rocky Mountain House, the David Thompson westcountry, lakes and rivers, 2 golf courses within 10 minutes, established trail systems for walking, biking and off road vehicles all nearby, low bank access to the river. On this stunning 57.11-acre property nestled along the banks of the North Saskatchewan River near Rocky Mountain House (westcentral Alberta), you'll find a picturesque landscape of rolling hills, lush greenery, open meadows, and breathtaking river & mountain views. The primary residence is a beautiful walkout basement home designed to maximize those panoramic vistas, allowing you to immerse yourself in nature's beauty from every room. The home features a spacious layout with large windows that flood the interior with natural light, creating a warm and inviting atmosphere. Imagine sipping your morning coffee on a deck looking onto the mountains, or hosting friends and family for a weekend campout / barbecue along the banks of the river and sprawling meadows as the sun sets behind the majestic Rocky Mountains in the distance. For those with a penchant for hobbies or vehicles, there are not one but two garages on the property – perfect for storing your cars, boats, or outdoor gear. Picture walking on your land, taking in the sounds of



wildlife, and enjoying the peaceful serenity of this rare oasis. This property truly offers a luxurious retreat from the hustle and bustle of everyday life, with quick access to town amenities and at the gates of the westcountry, call this your primary residence or a weekend getaway where you can unwind, rejuvenate, and create cherished memories for years to come. In addition to the tranquil environment that this parcel of land offers there is also a potential future business opportunity zoned Recreation Facility District "RF". The purpose of this district is to accommodate & regulate the development of major or intensive recreational buildings and uses. The current owners have been issued a conditional development permit for the construction & operation of a Campground; the conditional approval was issued in August of 2021 and extended in 2024. The development permit allows for the development and operation of a commercial unserviced (dry camping) recreational vehicle park/campground. This property has limitless potential and must be seen to be fully appreciated.

Built in 1992

### **Essential Information**

MLS® #	A2204244
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,963
Acres	57.11
Year Built	1992
Type	Residential
Sub-Type	Detached

Style                      Acreage with Residence, Bungalow  
Status                     Active

### **Community Information**

Address                  105 Meadow Drive  
Subdivision              NONE  
City                        Rural Clearwater County  
County                    Clearwater County  
Province                 Alberta  
Postal Code              T4T 0A3

### **Amenities**

Parking                  Double Garage Detached  
# of Garages             2  
Waterfront               River Front, River Access

### **Interior**

Interior Features        Breakfast Bar, Built-in Features, High Ceilings, See Remarks, Vaulted Ceiling(s)  
Appliances              Built-In Electric Range, Built-In Oven, Dishwasher, Garage Control(s), Refrigerator, Gas Oven  
Heating                  Forced Air  
Cooling                   Other  
Fireplace                Yes  
# of Fireplaces           2  
Fireplaces               Gas, Wood Burning Stove  
Has Basement            Yes  
Basement                Full, Partially Finished, Walk-Out

### **Exterior**

Exterior Features       Private Yard  
Lot Description          See Remarks, Meadow  
Roof                       Asphalt Shingle  
Construction            None  
Foundation              Poured Concrete

### **Additional Information**

Date Listed              March 20th, 2025  
Days on Market         16

Zoning RF

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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