

# \$649,900 - 380073 Range Road 7-4, Rural Clearwater County

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MLS® #A2233356

**\$649,900**

5 Bedroom, 3.00 Bathroom, 1,580 sqft  
Residential on 5.26 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your private slice of paradise! This charming 5 bedroom, 2.5 bathroom acreage sits on just over 5 acres in a serene country setting, with the beautiful Prairie Creek just steps from your back door. Enjoy access to one of the area's most cherished creeks - perfect for fishing (fly) enthusiasts , go for a float on the creek or just listen to the sounds of the creek babbling over the rocks. Spend your days casting for brook trout, rainbows or white fish in the clear , cool waters right beyond your property. Located only 15 minutes from Rocky this 1979 home has seen numerous upgrades over the past 15 years including septic system, water pump, shingles, updated kitchen with newer appliances, a renovated bathroom, and stylish fixtures throughout. Zoned CRA , this property welcomes your pets and livestock ready for hobby farming. Whether you're looking for a peaceful family homestead or a recreational escape with fishing right out your backdoor, this acreage offers the perfect balance of nature, privacy, and convenience.

Built in 1979

## Essential Information

MLS® #	A2233356
Price	\$649,900
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,580
Acres	5.26
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	380073 Range Road 7-4
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Wood Windows
Appliances	Built-In Gas Range, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Creek/River/Stream/Pond, Front Yard, Garden, Lawn, Many Trees, Pasture, Views

Roof	Asphalt Shingle
Construction	Concrete, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	2
Zoning	CRA

**Listing Details**

Listing Office	CIR Realty
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