$739,900 - 384005 Range Road 8-3, Rural Clearwater County

MLS® #A2239541

$739,900
4 Bedroom, 4.00 Bathroom, 1,604 sqft
Residential on 4.79 Acres

NONE, Rural Clearwater County, Alberta

Welcome to this beautifully maintained 1998 home nestled on 4.79 private and versatile acres, just 20 minutes from Rocky Mountain House and conveniently close to Cow Lake and endless backcountry adventure. This property offers the perfect blend of peaceful rural living and outdoor recreation, making it a rare and special opportunity.

The home features 4 spacious bedrooms plus a dedicated office which could be upgraded with a closet system making a 5th bedroom, and 3.5 bathrooms, with a thoughtful layout that supports both family life and privacy. The walk-out basement includes two bedrooms, a full bathroom, and an office spaceâ€”ideal for working from home or giving guests their own space. Upstairs youâ€™ll find two more bedrooms, including a welcoming primary suite with direct access to a stunning front deck and hot tub, perfect for relaxing under the stars at the end of the day.
The main floor offers an open, functional layout with bright living areas, a practical kitchen, and main-floor laundry for added convenience. The large front deck is a standout feature, offering plenty of space to entertain, Have your morning coffee, unwind, or take in the natural beauty surrounding the home.

Outdoors, the property is equally impressive. The land

has previously been set up for horses and can easily be brought back to a small hobby farm . A fenced backyard provides a safe space for your dogs, and thereâ€™s even a private archery range on site for your enjoyment. The double attached garage is equipped with in-floor heat and includes extra room for storage or workspace, while the powered Quonset with a wood stove offers endless possibilitiesâ€”whether youâ€™re into tinkering, or need extra room for equipment or toys.

If youâ€™re seeking a peaceful retreat, space for your animals, or simply more room to breathe, this property offers the lifestyle youâ€™ve been dreaming of.

Built in 1998

Essential Information

MLS® #	A2239541
Price	$739,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,604
Acres	4.79
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	384005 Range Road 8-3
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	Central Vacuum, High Ceilings, No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Washer, Washer/Dryer, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Many Trees, Pasture
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	19
Zoning	CRA

Listing Details

Listing Office	CIR Realty

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