

# \$459,900 - 393004 Range Road 7-5, Rural Clearwater County

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MLS® #A2230543

**\$459,900**

3 Bedroom, 2.00 Bathroom, 1,572 sqft  
Residential on 2.62 Acres

NONE, Rural Clearwater County, Alberta

This well-maintained 1571 sq ft bungalow, built in 2007, offers comfortable, ranch-style, single-level living on a crawl space. With east-facing front windows, the home is filled with natural light, creating a bright and welcoming interior.

The layout includes 2 spacious bedrooms plus a flexible bonus room, currently used as a craft room/office but easily converted to a third bedroom with the addition of an armoire. The primary bedroom features a very large walk-in closet and a private 3-piece ensuite that connects directly to the laundry room. The main 4-piece bathroom has been recently updated with a new tub surround, adding a fresh modern touch.

Step outside and enjoy the gorgeous wraparound deck, extending along the south and west sides of the home—perfect for relaxing, entertaining, or taking in the peaceful surroundings.

Located less than 5 km from the town limits of Rocky Mountain House, the property offers quiet rural living with easy access to amenities. You're within walking distance of the Rocky Mountain House National Historic Site, close to Pine Hills Golf Course, and just a short drive to the North Saskatchewan River, ideal for fishing, hiking, and outdoor



recreation.

The acreage is a haven for wildlife enthusiasts, with frequent sightings of deer, rabbits, muskrats, and numerous bird species.

Additional property highlights include:

Three sheds for closed cold storage, including one wired with 220 power, heated with an electric heater, and set up as a fully functional workshop

Two open-face lean-tos for additional covered storage

Concrete foundation with 5 ft frost walls poured for a future 28' x 40' garage

This exceptional acreage combines comfortable living, stunning outdoor space, abundant wildlife, and room to grow—offering a rare opportunity to enjoy the best of country life just minutes from town.

Built in 2007

**Essential Information**

MLS® #	A2230543
Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,572
Acres	2.62
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

**Community Information**

Address	393004 Range Road 7-5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A4

### **Amenities**

Utilities	Electricity Connected, Propane
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Floor Furnace, Propane
Cooling	None
Has Basement	Yes
Basement	Crawl Space, See Remarks

### **Exterior**

Exterior Features	Other
Lot Description	Low Maintenance Landscape, See Remarks, Native Plants, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	58
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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