

\$775,000 - 370043 Range Road 6-1, Rural Clearwater County

MLS® #A2269983

\$775,000

4 Bedroom, 3.00 Bathroom, 3,694 sqft
Residential on 7.09 Acres

NONE, Rural Clearwater County, Alberta

Meticulous 7.09 Acre Hobby Farm, Beautifully Maintained & Fully Set Up.

Welcome home to this lovingly cared-for 1978 4 Bdrm / 3 Bthrm Bi-level home tucked into 7.09 private, park-like acres. The home is warm, comfortable & move-in ready, offering many thoughtful upgrades over the years. Attached to the home is a 30'—32 ft (960 sq ft) heated studio shop with a 2-pc bathroom—previously used as a sewing & fabric business. With its separate entrance & generous workspace, it's ideal for a home-based business, studio, or conversion into a second or additional living area.

A 26'—28 ft Double garage, a 26'—31 ft. 2 Bay Shop enjoying an upper mezzanine plus Two 16'—31 ft lean-toos expand the shop footprint to 1,922 sq ft., all provide excellent storage & work space, all bragging concrete floors, big doors, 4 man doors & power. Horse lovers, cattle producers & hobby farmers will appreciate the 32'—24 ft two-stall barn with tack room & feed storage, along with an extensive number of steel pens, windbreak fencing & cross-fenced paddocks, all in excellent condition. The property was formerly set up for bison, making it exceptionally strong & secure—ideal for cattle, horses, or whatever critters you love. A covered livestock working area & two automatic waterers, complete this turnkey setup.



For added versatility, the property also includes a 16' — 32' — 14 ft RV shop, 12' — 8 ft well house, 10' — 12 ft storage shed & a 12' — 16 ft cabin with Bunk bed for guests or kids's adventures. Outside, the yard is a true retreat — beautifully landscaped with mature spruce, fruit trees, a tranquil pond & a cool little bridge. Peaceful, private & designed with pride. Conveniently located just minutes north of Caroline, or an easy hop south of Hwy 11 from Rocky Mountain House, right off paved Arbutus Road. So much value, infrastructure & thoughtful care — this acreage is truly a rare find.

Built in 1978

Essential Information

MLS® #	A2269983
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,694
Acres	7.09
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	370043 Range Road 6-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Double Garage Detached, Quad or More Detached, Workshop in Garage
# of Garages	2

Interior

Interior Features	Closet Organizers, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Stone, Wood Burning, Raised Hearth
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	November 17th, 2025
Zoning	CRA

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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