

# \$1,295,000 - 391002 Range Road 6-3, Rural Clearwater County

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MLS® #A2228346

**\$1,295,000**

4 Bedroom, 2.00 Bathroom, 1,231 sqft  
Residential on 157.01 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your own private slice of rural paradise – a picturesque hobby farm and recreational quarter section that combines natural beauty, functional land use, and country charm just ½ mile off paved Oras Road. Whether you're looking to embrace peaceful countryside living, grow your own food, raise animals, or simply enjoy the serenity of wide-open spaces, this property has it all.

From the moment you arrive, you™ll be captivated by the “Better Homes & Gardens” worthy yard site – a truly manicured and thoughtfully designed oasis. Rolling green lawns, established spruce and lilac shelterbelts, ornamental trees, expansive #1 black soil vegetable gardens, and artistic brick and stone landscaping create an atmosphere of effortless tranquility. A circle-drive with landscaped turnarounds completes the picture-perfect setting.

The 1,256 sq ft custom bi-level home (1998) is perched on the high side of the quarter, offering sweeping panoramic views of the mountains. Inside, the main floor features vaulted ceilings, a cozy gas fireplace, and a sun-filled kitchen with a massive center island, quartz countertops, stainless steel appliances, and generous pantry storage. A sunny breakfast nook opens to a wraparound deck



â€” the ideal spot to relax and soak in those breathtaking Alberta sunsets.

The fully finished basement offers in-floor heating, a large family room with wood-burning stove, 3 bedrooms, a full bath, laundry, and walkout access to a beautiful brick-paved patio area. A dedicated under-deck gardening space keeps tools and supplies close to your gardens and greenhouse.

Car enthusiasts and hobbyists will love the attached heated double garage with 9â€™™ ceilings, dual overhead doors, utility sink, floor drain, and central vacuum. For even more space, the 39' x 32' finished shop offers radiant heat, 13'7" ceilings, two overhead doors, and an attached lean-to for storing all your equipment and toys. Several storage sheds, and a chicken coop round out the rural lifestyle dream.

The land itself is just as versatile â€” with 40â€”50 acres in hay production (approx. 100 bales/year), and the balance includes lush treed areas, lowlands, three dugouts, fenced pastures, and 4 km of mowed recreation trails â€” perfect for walking, quadding, cross-country skiing, or simply enjoying the abundant wildlife.

A high-producing water well provides an impressive 12 GPM flow of soft water, ensuring yourself, your gardens and livestock are well supported.

Whether youâ€™™re seeking self-sufficiency, an inspiring family homestead, or a peaceful place to retreat and recharge, this unmatched countryside property is ready to welcome you home! UPDATE (October 18, 2025) - new pipeline (west side of property) installation project scheduled for July 2026 has been cancelled.

Built in 1998

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2228346                         |
| Price          | \$1,295,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,231                            |
| Acres          | 157.01                           |
| Year Built     | 1998                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 391002 Range Road 6-3   |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T 2A1                 |

## Amenities

|              |                                        |
|--------------|----------------------------------------|
| Utilities    | Electricity Paid For, Natural Gas Paid |
| Parking      | Double Garage Attached                 |
| # of Garages | 2                                      |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                               |
| Appliances        | Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings, Central Air Conditioner |
| Heating           | Forced Air, Natural Gas, Boiler                                                               |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 2                                                                                             |
| Fireplaces        | Wood Burning Stove, Basement, Gas, Living Room, See Remarks                                   |
| Has Basement      | Yes                                                                                           |

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      Other

Lot Description        Landscaped, Pasture, Farm, Garden, Lawn, Many Trees, See Remarks,  
Seasonal Water, Views

Roof                      Asphalt Shingle

Construction          Vinyl Siding

Foundation            Poured Concrete

**Additional Information**

Date Listed             June 11th, 2025

Days on Market        146

Zoning                   A

**Listing Details**

Listing Office           CIR Realty

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