

# \$639,900 - 394051 Range Road 8-5a, Rural Clearwater County

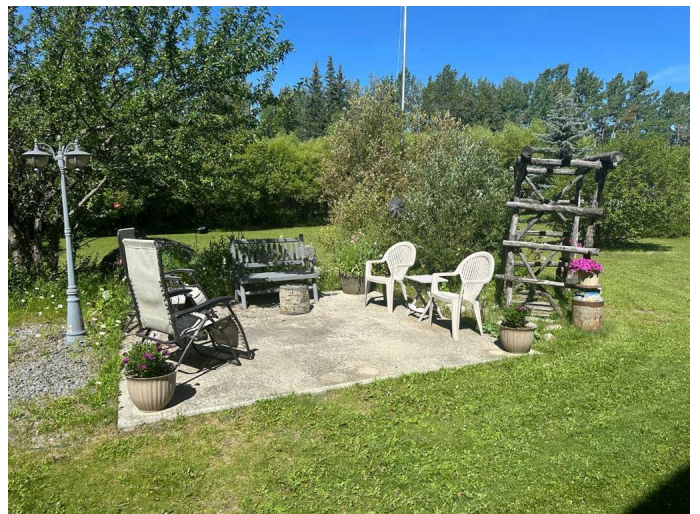
MLS® #A2239801

**\$639,900**

5 Bedroom, 3.00 Bathroom, 1,629 sqft  
Residential on 7.12 Acres

NONE, Rural Clearwater County, Alberta

Country living at its Best!. This pretty acreage located West of Rocky Mountain House is nestled within the trees and offers privacy for your family to enjoy. The bungalow style home has a total of 5 bedrooms, 3 bathrooms, a large living room with a woodstove, a spacious family room also with a woodstove and wet bar and plenty of storage. The kitchen is loaded with oak cabinetry, lots of counter space, a plant window and a unique butler's pass though to the living room. The attached dinette area is accessible to the screened in porch in which you will discover a hot tub waiting for you and your family. For those that choose to indulge themselves in the outdoors, you will find a greenhouse, a tasteful firepit area, a fenced in children's play space, camping sites and 2 aerated water ponds one of which is a fish pond. Did I mention parking? There is a heated oversized double attached garage as well with an overhead heater and rough in infloor heating as well as a 30 x 40 arch rib shop equipped with a boiler and in floor heat. Also for the horse lovers, a shelter is ready and a 40x 60 pole shed to store your toys or convert to an indoor arena. Not only is there a lot to see in this 7.1 are parcel, but it certainly can't be appreciated unless you visit. This property has been well cared for and the pride of the flower beds, yards and trout pond is evident.



Built in 1979

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2239801                         |
| Price          | \$639,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,629                            |
| Acres          | 7.12                             |
| Year Built     | 1979                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 394051 Range Road 8-5a  |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T 2A4                 |

## Amenities

|              |  |
|--------------|--|
| Parking      | Double Garage Attached, Garage Door Opener, Heated Garage, Parking Pad, RV Access/Parking, Outside |
| # of Garages | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Chandelier, Kitchen Island, Storage, Vinyl Windows, Wood Windows, Central Vacuum |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Gas Oven, Range       |
| Heating           | Forced Air, Wood Stove, Propane  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |

|              |                    |
|--------------|--------------------|
| Fireplaces   | Wood Burning Stove |
| Has Basement | Yes                |
| Basement     | Finished, Full     |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Private Yard                        |
| Lot Description   | Landscaped, Lawn, Many Trees, Pasture, Private, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Vinyl Siding   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 112             |
| Zoning         | CRA             |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail Realty |
|----------------|------------------------------------|

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