

# \$835,000 - 364070 Range Road 6-3, Rural Clearwater County

---

MLS® #A2207762

**\$835,000**

3 Bedroom, 2.00 Bathroom, 2,642 sqft  
Residential on 5.30 Acres

NONE, Rural Clearwater County, Alberta

Everything you could want in acreage living! Only minutes for Burnstick Lake and the Village of Caroline this acreage offers an unparalleled lifestyle for those seeking recreation, tranquility and nature. This 5.3 acre property is surrounded by nature, offering an abundance of wildlife, paths to explore, a creek close by and even a pond! Boasting pride of ownership the custom built 2012 home features a spacious open floor plan with soaring vaulted ceilings, slab on grade construction and covered deck for morning coffees. The spacious entry leads to an inviting kitchen that combines modern touches with a rustic feel. It features warm Acadia hardwood floors and a soaring vaulted ceiling that opens to the dining room and living room areas. The kitchen boasts stainless appliances, island, ample counter and cupboard space and a walk in pantry. The open plan layout seamlessly connects the kitchen to the dining and living rooms area perfect for family gatherings. A cozy wood burning stove and custom stairwell leading to the upper level adds character and functionality to this inviting space. A primary bedroom complete with ensuite boasting a soaker tub, additional main floor bedroom and 3 piece bathroom completes the main floor living. The upper level overlooks the living space below and offers additional seating area (easily used as office, games area, library or



even be converted to an additional bedroom and bathroom), upstairs also features another bedroom. The spacious 44x39ft shop has 16ft ceilings, 14ft door, in-floor heat, floor drain, mechanical room and designated upstairs office, two additional bays provide extra space for projects or storage. The self contained cabin is fully functional and perfect for family and friends visiting short term or extended stays! It offers power, heat, water, two sleep areas, 3 pc bathroom, cozy kitchen and wood burning stove (propane furnace and electric heat and is on wood pilings and has a crawl space. There is an additional cabin with power only. Notable features of this property include underground power, excellent well both in quality and 20 GPM, R-40 sprayed insulation providing excellent energy efficiency for house, shop and cabin. Separate septic tanks and fields both for house and cabin, high efficiency boiler system in house and shop, "no" salt water softener, 220V wiring in shop, solid wood doors in the house, a greenhouse, pond, firepit, horse shoe pits, kids playcenter, raised garden beds, perimeter fenced for neighboring livestock and property borders a creek!

Built in 2012

### **Essential Information**

MLS® #	A2207762
Price	\$835,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,642
Acres	5.30
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence

Status Active

### Community Information

Address 364070 Range Road 6-3  
Subdivision NONE  
City Rural Clearwater County  
County Clearwater County  
Province Alberta  
Postal Code T0M 0M0

### Amenities

Utilities Electricity Paid For, Propane, Satellite Internet Available, Sewer Available, Water Paid For  
Parking Spaces 6  
Parking Heated Garage, Oversized, 220 Volt Wiring, Insulated, Quad or More Detached  
# of Garages 6

### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Beamed Ceilings, Soaking Tub, Vaulted Ceiling(s)  
Appliances Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Softener  
Heating Propane, Boiler, Wood  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, Wood Burning Stove  
Basement None

### Exterior

Exterior Features Balcony, Fire Pit, Private Yard, Storage  
Lot Description Creek/River/Stream/Pond, Landscaped, Many Trees, Private  
Roof Metal  
Construction Wood Frame, Cement Fiber Board  
Foundation Poured Concrete

### Additional Information

Date Listed April 8th, 2025  
Days on Market 27

Zoning

CRA

Listing Details

Listing Office

Coldwell Banker Ontrack Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.