

\$485,000 - 363044 Range Road 5-1, Rural Clearwater County

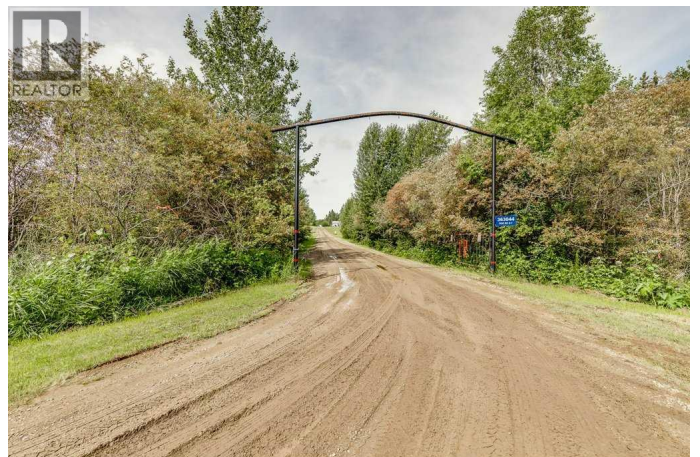
MLS® #A2261793

\$485,000

4 Bedroom, 2.00 Bathroom, 1,297 sqft
Single Family on 6.99 Acres

N/A, Rural Clearwater County, Alberta

Welcome to your own off-grid haven, where self-sufficient living meets everyday comfort on nearly 7 acres of private, tree-lined land at the end of a quiet dead-end road. Perfectly positioned to embrace country living & sustainability, this unique property is powered by solar, wind & propane, with a new Generac generator & wiring for a backup portable generator. The solar system has been updated with remote access & automated to run only when the new agm batteries need recharging. Solar lighting is installed throughout the property & high-speed internet ensures you're always connected, even in the heart of nature. The inviting 1,296 sq ft home is thoughtfully updated with a cozy farmhouse feel, including a wood-burning stove (chimney swept in 2025) & warm-toned flooring. Culinary adventures are inspired in the beautiful kitchen, featuring a gas stove, timeless subway tile, 2-toned cabinets & a center island ideal for casual meals or conversation. The living room is flooded with natural light & opens easily to the dining area for an open-concept flow. With 4 bedrooms & 2 full bathrooms, the layout offers excellent flexibility, one secondary bedroom even includes a private 3-piece ensuite, perfect for teens or overnight guests. The primary bedroom is a true retreat with dual closets, a sitting area & private deck access for tranquil morning coffee or sunset views. On-demand



hot water, a new gravel sidewalk, mulched landscaping, septic servicing in November 2023 & free access to Clear Water County waste transfer stations provide practical peace of mind. Outdoor space is beyond compare, featuring a fenced garden, 3 distinct firepit areas, a chicken coop, dog run, children’s playground, solar-lit walking paths & a footbridge tucked into the trees. A fully developed private campsite with rustic outhouse makes hosting family & friends effortless. Enjoy a driving range with a tee box & full fairway, while wild rose bushes, wild raspberries, deer, moose, blue jays, hummingbirds & eagles add to the everyday magic. A steel front gate welcomes you to the expansive yard with a 28’ x 38’ heated shop with concrete slab & both light- & heavy-duty overhead doors. The 3-bay carport is ideal for outdoor tools & toys, while the re-graveled & graded access road offers smooth year-round entry. With 3 of the 6.99 acres fully treed & offering future development potential, this property balances long-term opportunity with the freedom of off-grid living. Located less than 2 km off the highway & just 10 mins to Caroline, 35 mins to Rocky Mountain House, 30 mins to Sundre or Gleniffer Lake, 45 mins to Red Deer or Sylvan Lake & 35 mins to the mountains—you’re never far from amenities, yet you’ll feel a world away. (id:6289)

Built in 1979

Essential Information

Listing #	A2261793
Price	\$485,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,297
Acres	6.99

Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	Mobile Home

Community Information

Address	363044 Range Road 5-1
Subdivision	N/A
City	Rural Clearwater County
Province	Alberta
Postal Code	T0M0M0

Amenities

Features	Treed, No neighbours behind
Parking	Carport, Parking Pad, RV
# of Garages	1

Interior

Appliances	Refrigerator, Gas stove(s), Hood Fan
Heating	Propane, Wood Other, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Lawn
Foundation	See Remarks

Listing Details

Listing Office	First Place Realty
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