

# \$384,900 - 413033a Range Road 6-3, Rural Clearwater County

MLS® #A2198099

**\$384,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 20.86 Acres

NONE, Rural Clearwater County, Alberta

Enjoy the Great Mountain views from this beautiful acreage located 15 minutes NE of Rocky....all on pavement. Approximately 20.86 acres with 1994 Winalta mobile home in....siding and shingles all in good condition. Home has 3 bedrooms/2 full baths...jet tub in master. All appliances included. Skylight in kitchen. 12x24 addition with a small deck in the rear and 12x52 deck in front facing the mountain view. small storage shed and 3 raised beds. The mobile home and addition are set on solid wood blocking on concrete piles. The acreage is fully self contained with power, a new septic field (2024), propane tank (rented) water well is 160 ft.deep....with a hydrant and fencing on most sides. Zoned IA (intensive ag) for a commercial agricultural operation and water act approval in place for the construction of a dugout-trout pond. Access is provided by an oilfield road with approximately 1000.00/year in revenue. Lots of room for a shop/gardens, greenhouses and a great place to raise a family.



Built in 1994

## Essential Information

MLS® #	A2198099
Price	\$384,900
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,216
Acres	20.86
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	413033a Range Road 6-3
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

### **Amenities**

Utilities	Electricity Connected, Propane
Parking	Off Street

### **Interior**

Interior Features	Built-in Features, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s), Block

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	58

Zoning M

## **Listing Details**

Listing Office Century 21 Westcountry Realty Ltd.

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