

\$2,650,000 - 383066 And 383054 7-3 Range, Rural Clearwater County

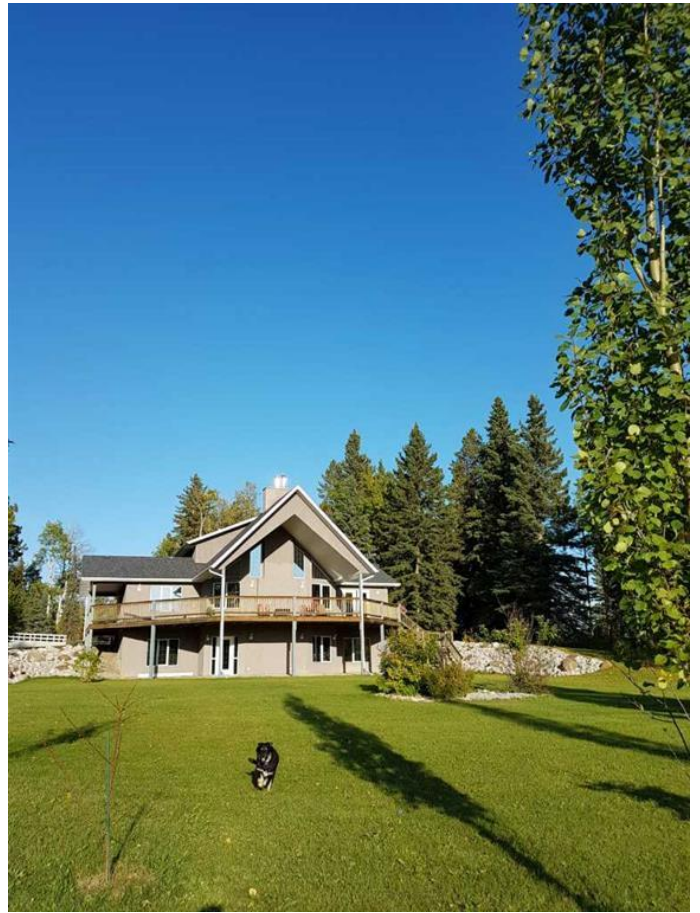
MLS® #A2195024

\$2,650,000

3 Bedroom, 3.00 Bathroom,
Agri-Business on 0.00 Acres

NONE, Rural Clearwater County, Alberta

A farm of 153.74 acre that offers a unique blend of rural charm and income-generating opportunities. With three distinct sources generating income with leased land, an oil lease, and rental income from the extensively renovated two-bedroom original homestead. A standout feature of the farm is the newly meticulous built 40 x 60 metal shop designed with extended shelters outside of either side providing ample space for large outdoor equipment storage. Interior of the shop was planned for the creation of a 4th stream of income with a walk in cooler, large working enclosed area designed with electrical and access to water. This versatile farm is the perfect combination of the comfort of a custom home, income potential and impressive infrastructure with separate services and access for each home ensuring privacy and convenience. The main 1.5 story home was constructed in 2006 and built with 3815.09 sq ft of living space. A grand floor to ceiling 2 story field stone fire place with windows that flank each side provides you with a mountain view and is a main feature to be enjoyed on 2 levels. On the second level the open loft is currently used as the primary bedroom and can be easily be converted to additional living space for the family. The open dinning and kitchen area is a delight for any chef to enjoy while entertaining guest year round. Garden doors lead from the dinning area to the back



deck and allows for the ease of outdoor
dinning and barbecuing. The layout of the
kitchen offers a pantry for extra storage and
the large island giving easy flow for prep time.
All the bedrooms are extra large in size with
double closet space and windows that allow
for not only plenty of natural light but a view.
123 acres are cultivated. Seeded in 2025
barley, remainder of the land is pasture, treed
with the bonus of a year round creek . Brand
new boiler heating system valued over
\$20,000.00 installed April of this year.
Opportunity to subdivide is subject to the
approval of the Clearwater County. Location to
the Town of Rocky Mtn. House and all the
amenities is a smooth 11 km drive with
pavement all the way.

Essential Information

| | |
|------------|---------------|
| MLS® # | A2195024 |
| Price | \$2,650,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Acres | 0.00 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 383066 And 383054 7-3 Range |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T 2A2 |

Interior

| | |
|------------|--|
| Appliances | Dishwasher, Garage Control(s), Refrigerator, Dryer, Electric Oven, |
|------------|--|

Microwave Hood Fan, Stove(

Additional Information

Date Listed February 18th, 2025
Days on Market 92
Zoning AG

Listing Details

Listing Office Royal Lepage Tamarack Trail Realty

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