

\$825,000 - 390069 Range Road 5-5a, Rural Clearwater County

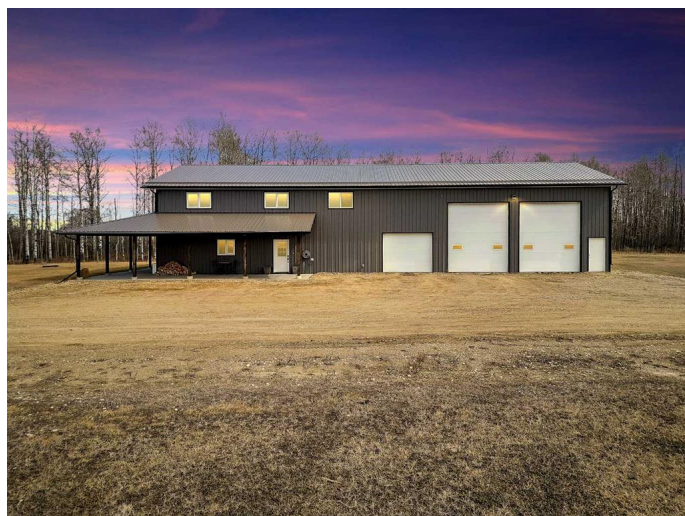
MLS® #A2210084

\$825,000

4 Bedroom, 3.00 Bathroom, 2,991 sqft
Residential on 4.99 Acres

NONE, Rural Clearwater County, Alberta

Tucked away on a quiet no-exit road just off Highway 11, this 4.99-acre property in Clearwater County offers the ultimate blend of privacy, functionality, and modern day essentials. Located between Rocky Mountain House (15 minute drive) and Sylvan Lake (30 minute drive), this meticulously maintained acreage is perfect for those seeking a space that gives both comfort and recreation right at home. One of the standout features is the 130x130 ft stocked and aerated pond—teeming with rainbow, brooke, brown, tiger, and golden trout. Fish, swim, or float right on your own property! Tucked beside the pond is a cozy heated cabin with running water; a great addition for guests or year-round hangout spot. Built in 2017, this open-concept modern home has over 2900 square feet & features high end finishes throughout such as durable vinyl plank flooring, dark wood trim, stone countertops, and a large welcoming entrance - to name a few. Gorgeous kitchen with quartz & concrete countertops, corner pantry, tile backsplash, undermount granite sink, stainless steel appliances, large island w/ additional storage & seating area really blends together with the dining & living space. Patio doors to the North provide convenience for BBQing. The primary suite (faces East-think morning Sun) is on the main floor, has a luxurious ensuite w/ water closet, separate shower,



soaker tub, walk-in closet, & direct patio access. There is a 2pc guest bath & separate laundry room that complete this level. Upstairs, youâ€™ll find 3 generously sized bedrooms, a 4-piece bathroom, and a bright bonus room; ideal for a playroom, family space, or office area. There is a designated locked room at the top of the stairs, to store your valuable possessions. The garage is an impressive 57'9"x38'9" and is a dream for hobbyists, mechanics, or outdoor adventurers. It features in-floor and radiant heat, a floor drain, hot/cold taps in 2 places, 220V power, sink, toilet, overhead winch, and a built-in air compressor. The mezzanine level which is an incredible bonus at 905 square feet, is currently set up as a home gym, but the possibilities are absolutely endless here! Additional highlights include; in-floor heat & forced air heating throughout the home, wired for hot tub on the back patio (next to the primary bedroom), gas line for BBQ, & 3-sided wrap around concrete patio. Approximately 750 trees have been planted to enhance the natural appeal and a custom-built berm helps buffer any road noise. There is a small natural creek that runs through, West to East and the Medicine River borders the East side of the property. Boundary is fully fenced with barbed wire. Turn-key, fully loaded home gives you that dreamy acreage lifestyle without sacrificing comforts of a modern home & quick highway access to amenities!

Built in 2017

Essential Information

MLS® #	A2210084
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,991
Acres	4.99
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	390069 Range Road 5-5a
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0C0

Amenities

Parking	Double Garage Attached, Garage Door Opener, Heated Garage, 220 Volt Wiring, Gravel Driveway, Oversized
# of Garages	2
Waterfront	Pond

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Radiant
Cooling	None
Basement	None

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Treed
Roof	Metal
Construction	Concrete, Metal Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	April 16th, 2025
Days on Market	4
Zoning	CRA

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.