

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

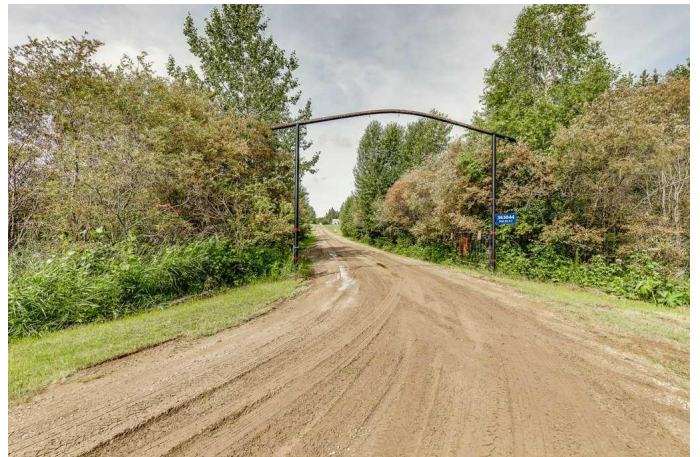
MLS® #A2261793

\$485,000

4 Bedroom, 2.00 Bathroom, 1,297 sqft
Residential on 6.99 Acres

NONE, 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.

Built in 1979

Essential Information

MLS® #	A2261793
Price	\$485,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,297

Acres	6.99
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	363044 Range Road 5-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Amenities

Parking	Carport, Parking Pad, RV Access/Parking, Workshop in Garage, Electric Gate
---------	--

Interior

Interior Features	Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage
Appliances	Gas Stove, Range Hood, Refrigerator
Heating	Propane, Wall Furnace, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Lighting, Playground, Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Dog Run Fenced In, Front Yard, Garden, Lawn, No Neighbours Behind, Treed, Yard Lights, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	See Remarks

Additional Information

Date Listed	October 2nd, 2025
-------------	-------------------

Days on Market	17
Zoning	CRA

Listing Details

Listing Office	First Place 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.