

# \$414,900 - 413033a Range Road 6-3, Rural Clearwater County

MLS® #A2198099

**\$414,900**

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     | \$414,900 |
| 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, Jetted Tub, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |
| 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 | 35                  |

Zoning M

## **Listing Details**

Listing Office Century 21 Westcountry Realty Ltd.

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