

# **\$519,000 - 383012 Range Road 9-2, Rural Clearwater County**

---

MLS® #A2231988

**\$519,000**

3 Bedroom, 2.00 Bathroom, 1,465 sqft  
Residential on 2.93 Acres

NONE, Rural Clearwater County, Alberta

Tucked away on 2.93 acres surrounded by mature trees, this 1,465 Sq.Ft. bungalow offers the peace and privacy of rural living. Close to cow lake and in the beautiful prairie creek area, this property is an absolute gem! Whether you're looking for a recreational property or full time living with space to raise a family, grow a garden, or have some animals, this property is ready to support your acreage lifestyle.

Inside, the home features an open-concept Living, Kitchen, and Dining area with vaulted ceilings and floor-to-ceiling windows that bring in natural light and frame the beauty of the surrounding landscape. A cozy wood-burning stove adds warmth and character to the space. The Kitchen includes stylish two-tone cabinetry, gold hardware, and a built-in dining nook that feels both functional and inviting. Many upgrades have been completed inside and out including new flooring, paint, kitchen updates, bathrooms upgraded etc. and new roof & shingles and recently, a new garage!

The Primary Bedroom offers a walk-in closet and a private 3 Piece Ensuite with a walk-in shower. Two additional Bedrooms, a full 4 Piece Bath, and a dedicated Laundry Room provide room for family, guests, or a home office. Central Vac adds convenience.



Step outside to enjoy the expansive yardâ€”perfect for kids, pets, or entertaining. A back deck overlooks the property, which includes a detached Garage, greenhouse, shed, fenced horse area, and even a hen pen for fresh eggs.

If you're seeking quiet, space, and the freedom of country living without being too far from town, this acreage is worth a look.

Built in 1998

**Essential Information**

MLS® #	A2231988
Price	\$519,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,465
Acres	2.93
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	383012 Range Road 9-2
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

**Amenities**

Parking	None
---------	------

**Interior**

Interior Features	Central Vacuum
-------------------	----------------

Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	7
Zoning	CR

## Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.