

# \$675,000 - 382052 Range Road 7-3, Rural Clearwater County

---

MLS® #A2251059

**\$675,000**

4 Bedroom, 2.00 Bathroom, 1,312 sqft  
Residential on 2.87 Acres

Everdell, Rural Clearwater County, Alberta

Beautifully treed 2.87 acres on pavement right to your door step. This 4-level split has been updated over the years. The finished shop was built in 2017, measures 26X50; 14 ft ceiling, floor drain, radiant gas heat. The back of the shop measures 13X26 for RV/boat carport. The shed is 10X14, could be finished as a cabin. The home was updated with vinyl windows, hardwood flooring, vinyl siding, cherry oak cabinets and granite counter-tops in the kitchen. There are two entrances into the property. This property has great access to nearby highways; near the river and Everdell Community Hall. The septic tank has been updated with an alarm which sits in the front of the home and the well is on the south side of the home. Property shows well and easy to show.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251059  |
| Price          | \$675,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,312     |
| Acres          | 2.87      |
| Year Built     | 1980      |



|          |                                       |
|----------|---------------------------------------|
| Type     | Residential                           |
| Sub-Type | Detached                              |
| Style    | 4 Level Split, Acreage with Residence |
| Status   | Active                                |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 382052 Range Road 7-3   |
| Subdivision | Everdell                |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T 2A2                 |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking   | Quad or More Detached, RV Carport                                              |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | See Remarks               |
| Appliances        | See Remarks               |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None                      |
| Fireplace         | Yes                       |
| # of Fireplaces   | 1                         |
| Fireplaces        | Family Room, Wood Burning |
| Has Basement      | Yes                       |
| Basement          | Finished, Full            |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Other                                               |
| Lot Description   | Front Yard, Garden, Landscaped, Level, Treed, Paved |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Frame                                          |
| Foundation        | Wood                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 35                |

Zoning

CR

Listing Details

Listing Office

Royal LePage Tamarack Trail 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.