

\$2,650,000 - 383066 And 383054 7-3 Range, Rural Clearwater County

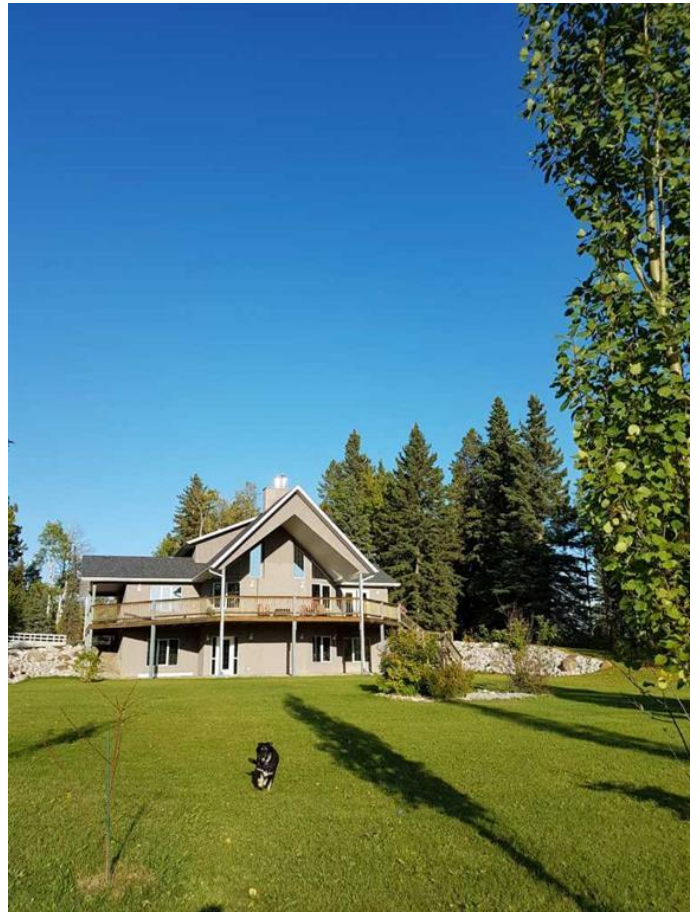
MLS® #A2195024

\$2,650,000

3 Bedroom, 3.00 Bathroom,
Agri-Business on 0.00 Acres

NONE, Rural Clearwater County, Alberta

A farm of 153.74 acre that offers a unique blend of rural charm and income-generating opportunities. With three distinct sources generating income with leased land, an oil lease, and rental income from the extensively renovated two-bedroom original homestead. A standout feature of the farm is the newly meticulous built 40 x 60 metal shop designed with extended shelters outside of either side providing ample space for large outdoor equipment storage. Interior of the shop was planned for the creation of a 4th stream of income with a walk in cooler, large working enclosed area designed with electrical and access to water. This versatile farm is the perfect combination of the comfort of a custom home, income potential and impressive infrastructure with separate services and access for each home ensuring privacy and convenience. The main 1.5 story home was constructed in 2006 and built with 3815.09 sq ft of living space. A grand floor to ceiling 2 story field stone fire place with windows that flank each side provides you with a mountain view and is a main feature to be enjoyed on 2 levels. On the second level the open loft is currently used as the primary bedroom and can be easily be converted to additional living space for the family. The open dinning and kitchen area is a delight for any chef to enjoy while entertaining guest year round. Garden doors lead from the dinning area to the back



deck and allows for the ease of outdoor dining and barbecuing. The layout of the kitchen offers a pantry for extra storage and the large island giving easy flow for prep time. All the bedrooms are extra large in size with double closet space and windows that allow for not only plenty of natural light but a view. 123 acres are cultivated. Seeded in 2025 barley, remainder of the land is pasture, treed with the bonus of a year round creek . Brand new boiler heating system valued over \$20,000.00 installed April of this year. Opportunity to subdivide is subject to the approval of the Clearwater County. Location to the Town of Rocky Mtn. House and all the amenities is a smooth 11 km drive with pavement all the way.

Essential Information

MLS® #	A2195024
Price	\$2,650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	383066 And 383054 7-3 Range
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

Interior

Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood
------------	---

Fan, Refrigerator, Stove(s), V

Additional Information

Date Listed February 18th, 2025
Days on Market 116
Zoning AG

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.

