



**374074 Range Road 6-2**  
**Rural Clearwater County, Alberta**

**MLS # A2290844**



**\$1,399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,856 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Quad or More Detached		
<b>Lot Size:</b>	7.14 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond		

<b>Heating:</b>	Central	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-37-6-W5
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Granite Counters, Jetted Tub, Soaking Tub		

**Inclusions:** N/A

Private Riverfront Retreat | 300 Ft on the Clearwater River! Rare opportunity to own 7 acres with direct, unrestricted access to the Clearwater River&mdash;fed by Clear Creek & open year-round! Ideal for jet boating, fishing, canoeing &&nbsp;enjoying nature right from your backyard.&nbsp;&nbsp;This spacious 2012 two-storey home offers nearly 2,800 SqFt, featuring 4 bedrooms and 4 bathrooms. Custom kitchen showcases granite countertops, hardwood floors & in-floor heat under ceramic tile. A bright sitting room with gas fireplace adds warmth and comfort, while the unfinished basement has in-floor heat, ready for your future development.&nbsp;The primary suite captures stunning river views &&nbsp;includes a spa-inspired ensuite with jetted tub, steam shower & a walk-in closet with its own washer & dryer. TREX decking wraps the home, with an upper deck perfect for morning coffee or evening sunsets overlooking the river.&nbsp;The 30&rsquo; x 48&rsquo; heated shop includes two oversized doors (16&rsquo; x 14&rsquo; and 14&rsquo; x 14&rsquo;), a 16&rsquo; lean-to & upper mezzanine with guest or office potential (shop bathroom & water not currently in use & not warranted).&nbsp;The property is beautifully set up with fruit trees, open space & pasture with auto waterer, making it suitable for horses or hobby farming.&nbsp;&nbsp;Located just 7.6 miles south of Hwy 11 on paved Arbutus Road, this is a rare blend of privacy, recreation, and comfortable country living.