



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

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

**MLS # A2327811**



**\$1,299,000**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <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, Ceiling Fan(s), 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 & 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;&nbsp;&nbsp;The primary suite captures stunning river views & 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;&nbsp;&nbsp;The 30' x 48' heated shop includes two oversized doors (16' x 14' and 14' x 14'), a 16' lean-to & upper mezzanine with guest or office potential (shop bathroom & water not currently in use & not warranted).&nbsp;&nbsp;&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;&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.