

# \$669,900 - 363043 Highway 761, Rural Clearwater County

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MLS® #A2221280

**\$669,900**

4 Bedroom, 2.00 Bathroom, 2,441 sqft  
Residential on 6.99 Acres

NONE, Rural Clearwater County, Alberta

Beautiful 7 acre parcel with everything you need for country living. Large 4 bed, 2 bath home all re-done in 2022 with gorgeous gathering area and an open concept all on one level. Fantastic valley view to the east that shows off it's amazing sunrises just in time for your morning coffee. Custom built 42' x 42' shop the 8" concrete floor with drain is set up for all the big jobs. This gorgeous parcel is all set up for animals as well with fencing, cross-fencing, a barn and a frost free tap. Don't forget the guest house with woodstove and power, this is a must see for sure!

Built in 1998

## Essential Information

MLS® #	A2221280
Price	\$669,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,441
Acres	6.99
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active



## Community Information

Address	363043 Highway 761
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

## Amenities

Parking	Additional Parking, Gravel Driveway, Parking Pad, Quad or More Detached
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## Interior

Interior Features	Bar, Kitchen Island, Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Many Trees, Private
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Block, Piling(s)

## Additional Information

Date Listed	May 16th, 2025
Days on Market	7
Zoning	CRA

## Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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