

# \$394,500 - 370058 Range Road 6-3, Rural Clearwater County

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MLS® #A2222796

**\$394,500**

0 Bedroom, 0.00 Bathroom,  
Land on 4.97 Acres

NONE, Rural Clearwater County, Alberta

Escape to Your Private Retreat â€” 4.97 Acres Near Clearwater River. Tucked away at the end of a quiet no-exit road, this hidden gem offers nearly 5 acres of pure peace and privacy surrounded by a nature reserve and farmland, and just minutes on foot from the stunning Clearwater River. This private 4.97 acres of land feels much larger than it is. Perfectly positioned between Caroline and Rocky Mountain House in west central Alberta, it's the kind of place where time slows down, and stress disappears. Recently developed (between 2017â€”2019), the property features: A drilled well, a septic system, and power are already in place. Numerous trees have been planted and nurtured to create even more privacy. A 900 sq. ft. garage package equipped with a cozy woodstove & electric baseboard heat. A full 3-piece bathroom plus washer/dryer for extended comfort. Rustic living and sleeping zones have been temporarily created in the garage, ideal for short stays, staging adventures, or accommodations while you are building your future residence. The property is equipped with RV-ready hookups, making it easy to bring your home-on-wheels and stay in comfort. Nestled high among the branches, the custom-built treehouse is more than just a hideout - it's an outdoor adventure zone designed for fun, creativity, and memory-making. It's the ultimate spot for kids



and adults alike. It features the treehouse, deck, and a cargo net lounging area. There is also a zip line through the trees and a mini ropes course. Built with safety and imagination in mind, this treehouse turns your backyard into a woodland wonderland - perfect for families, gatherings, or anyone young at heart.

This property offers unmatched tranquility and natural beauty. The surrounding landscape is as picturesque as a postcard, with towering trees, crisp air, and starry skies that city life just can't compete with. Your slice of Alberta paradise is calling. Will you answer?

### Essential Information

MLS® #	A2222796
Price	\$394,500
Bathrooms	0.00
Acres	4.97
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	370058 Range Road 6-3
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

### Amenities

Utilities	Electricity Available, Sewer Available, Water Available
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### Exterior

Exterior Features	Fire Pit, Other, Playground, RV Hookup
Lot Description	Native Plants, See Remarks, Treed, Brush, Corners Marked, Private

### Additional Information

Date Listed	May 20th, 2025
Days on Market	9
Zoning	CRA

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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