

# \$700,000 - 390022 Range Road 42, Rural Clearwater County

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MLS® #A2217104

**\$700,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 4.99 Acres

NONE, Rural Clearwater County, Alberta

A next-to-new home, situated on just under 5 acres with a view of the mountains.... This property is waiting for YOU, to make it HOME! This private and well thought out acreage sits on 4.99 acres, is surrounded by mature trees, and features a 1520+ square foot 2023 Custom Built Triple M Home. As you step inside, youâ€™ll be speechless with the custom finishes and open floor plan that is beaming with natural light. Directly off the foyer, the spacious living room is perfect for hosting friends and family and is connected to the dining room and patio doors, as well as the heart of the home, the kitchen. Sleek black cabinetry, built in stainless steel appliance package, and a spacious island have been tastefully designed and will be the talking piece of this home for years to come. An extra space off the dining room could be used for a coffee bar or small computer space, or whatever else you have in mind! The primary bedroom is spacious, with luxurious carpet, a great sized walk-in closet, and modern barn doors leading into a breathtaking 5-piece ensuite. If you are looking for an ensuite that is spacious and designed for ultimate relaxation, youâ€™ll love this one with double shower heads, a double vanity, and a gorgeous little soaker tub. On the West side of the home, you will find two more bedrooms, a 4 piece bathroom, and a great laundry room with another door off the back of the house. As



stunning as this home is, the land itself is the epitome of West country beauty, with a few of the mountains and enough room to build a shop or to bring your horses home. Located just a short distance off Highway 11 and only 35 minutes to Red Deer and 24 minutes to Rocky Mountain House, it is an ideal location for anyone!

Built in 2023

**Essential Information**

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2217104                             |
| Price          | \$700,000                            |
| Bedrooms       | 3                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,520                                |
| Acres          | 4.99                                 |
| Year Built     | 2023                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 390022 Range Road 42    |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0P0                 |

**Amenities**

|           |                                |
|-----------|--------------------------------|
| Utilities | Propane                        |
| Parking   | Parking Pad, RV Access/Parking |

**Interior**

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                                                             |
|------------|-----------------------------------------------------------------------------------------------------------------------------|
|            | Entrance                                                                                                                    |
| Appliances | Built-In Gas Range, Built-In Oven, Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating    | Forced Air, Propane                                                                                                         |
| Cooling    | None                                                                                                                        |
| Basement   | None                                                                                                                        |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                       |
| Lot Description   | Front Yard, Landscaped, Lawn, No Neighbours Behind, Open Lot, Private, Treed |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding                                                                 |
| Foundation        | See Remarks                                                                  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 5             |
| Zoning         | CRA           |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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