

# \$684,900 - 363005 Rr 6-3, Rural Clearwater County

MLS® #A2243261

**\$684,900**

4 Bedroom, 2.00 Bathroom, 1,672 sqft  
Residential on 5.93 Acres

NONE, Rural Clearwater County, Alberta

Brand new everything! This acreage was developed over the last 2 years so all utilities, home and shop were all done in 2023. The home is a custom 22' wide Modular and still has the new home warranty. With an open concept and 4 bedrooms, this home is a showstopper and also boast a constant pressure controller as well as an extra large covered deck. The acreage itself is fenced and cross-fenced with an auto-waterer strategically placed as well as a frost free hydrant between the shop and house. The shop has 220 power, 14' walls, 6"concrete, drain, radiant heat and in-floor heat plumbed in. All of this with an amazing mountain view to the west.

Built in 2023

## Essential Information

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2243261                             |
| Price          | \$684,900                            |
| Bedrooms       | 4                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,672                                |
| Acres          | 5.93                                 |
| Year Built     | 2023                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 363005 Rr 6-3           |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0M0                 |

## Amenities

|              |           |
|--------------|-----------|
| Parking      | RV Garage |
| # of Garages | 2         |

## Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Open Floorplan, Pantry             |
| Appliances        | Dishwasher, Refrigerator, Stove(s) |
| Heating           | Forced Air, Propane                |
| Cooling           | None                               |
| Basement          | None                               |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Private Yard      |
| Lot Description   | Dog Run Fenced In |
| Roof              | Asphalt Shingle   |
| Construction      | See Remarks       |
| Foundation        | Piling(s)         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 26              |
| Zoning         | CRA             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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