



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

Range Road 6.2
Rural Clearwater County, Alberta

MLS # A2269590



\$619,000

Division: NONE

Lot Size: 152.00 Acres

Lot Feat: Lake, Many Trees, Pasture

By Town: Rocky Mountain House

LLD: 23-38-6-W5

Zoning: AG

Water: See Remarks

Sewer: -

Utilities: None

Private Quarter Section Bordering Thunder Lake – A Rare Find! If you've been dreaming of a private retreat tucked away from the world, this secluded quarter section delivers everything you've imagined Just S of Hwy 11, at the very end of a quiet No-Exit road, the property opens to approx 50+ Acres of pasture, that was once hayed, a peaceful landscape of mature Spruce & Poplar trees...pure tranquility. A cozy cabin sits nestled among the mature timber, offering quiet mornings, crackling evenings & total seclusion with a high windbreak fence that wraps the yard in privacy, you'll also find your own treehouse/ Hunting Blind hideaway—a magical perch perfect for reading, relaxing, or simply watching deer and moose meander through the bush. Fully fenced & cross-fenced, making it ideal for cattle, horses, or simply enjoying the freedom of wide-open space. With its productive land base, it also offers strong long-term value—space to grow & breathe, and an investment that works while you enjoy it. Bordering Thunder Lake, surrounded to the S & SW by wildland and forest, the property truly is off the beaten path. Your closest neighbours are the wildlife: deer, moose, coyotes, songbirds, and countless migratory visitors. The lake, while shallow & not ideal for swimming or fishing, it adds a beautiful backdrop & draws an abundance of birdlife & natural quiet. Walking the trails here feels like stepping into a different world—just water and wilderness. The taxes are currently just \$79/year, the small Gas Riser that is only about 6ft square, provides an access road & \$4,400/yr Income! The power line along the N boundary makes for easy installation & with excellent water in the area—the adjacent owners well is producing 34 gpm of soft water. This isn't just land—it's a lifestyle. A peaceful getaway, a place to build your dream, or a weekend escape wrapped in nature's best. If you're seeking privacy, space, and a truly special piece of Alberta countryside, this quarter section is one you won't want to miss.