



GRASSROOTS
REALTY GROUP

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

**414035 Range Road 6-2
Rural Clearwater County, Alberta**

MLS # A2283704



\$339,000

Division: NONE

Lot Size: 4.81 Acres

Lot Feat: Level, Open Lot, Private, Secluded, Treed, Views

By Town: Rocky Mountain House

LLD: -

Zoning: CRA

Water: Well

Sewer: -

Utilities: -

Private 4.81 acres north of Rocky Mountain House, offering peaceful rural living with beautiful valley views. This scenic acreage provides a quiet setting ideal for families, hobbyists, or anyone looking to enjoy country living with space and privacy. The oversized detached garage, built in 2010, is fully equipped with 220 power, propane heat, insulated walls, a concrete floor with drain, and a durable metal-clad interior. An additional 18' x 30' lean-to on the side of the garage offers added covered space and additional power, providing excellent flexibility for storage, equipment, or workshop use. A septic field installed in 2017 remains on the property. The mobile home was removed in 2020, and a concrete pad and walkway remain in place, offering a potential starting point for future development (subject to county approval). The open layout of the land allows for a variety of potential uses, all set within a peaceful and scenic rural setting just minutes from Rocky Mountain House.