



30 MOUNTAINVIEW ROAD
Rural Clearwater County, Alberta

MLS # A2302170



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	855 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	2.69 Acres		
Lot Feat:	Brush, Native Plants, Rolling Slope		

Heating:	Forced Air, Propane, See Remarks, Wood, Wood Stove	Water:	Well
Floors:	Vinyl	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	30-39-8-W5
Exterior:	Log, See Remarks	Zoning:	CR
Foundation:	See Remarks	Utilities:	-
Features:	High Ceilings, Natural Woodwork, See Remarks		

Inclusions: FRIDGE, STOVE, HOOD FAN, STACKABLE WASHER/DRYER, ALL OUT BUILDINGS, HOT TUB (AS-IS), PROPANE TANK (RENTED LOW-COST), TRAMPOLINE, FIREPIT, WINDOW COVERINGS, SPICE RACKS AND BUILT-IN SHELVES, T.V. WALL BRACKETS (x2), ALL REMAINING FIREWOOD.

Tucked into nature just over 16 km west of Rocky Mountain House, this charming 880 sq ft D-style log home offers peaceful living with stunning views of forest, the North Saskatchewan River, and the mountains. Full of warmth and character, this thoughtfully designed tiny home blends rustic appeal with cozy functionality. The main floor features a welcoming living and dining area centered around a free-standing wood stove, a functional U-shaped kitchen, one bedroom, a 4-piece bathroom, and convenient stackable washer/dryer. Cottage-core details shine throughout, including built-in spice racks and dedicated canning storage. Upstairs, the original loft has been enclosed to create two small private bedrooms, accessed by a spiral staircase. The utility room is located in the crawl space and accessed from outside. A south-facing porch extends your living space outdoors—perfect for entertaining or simply relaxing while taking in the peaceful country setting. Perfect for nature lovers and foraging enthusiasts, the property is rich with wild berries and herbs. An ATV trail leads to the lower portion of the acreage, where you’ll find a large garden area. The upper yard is set up for enjoying the outdoors, complete with a firepit, storage shed, greenhouse, and chicken coop. Whether you're dreaming of a small-scale homestead or a quiet weekend retreat, this unique log home offers a true connection to nature and simple country living.