



371060 Range Road 5-3
Rural Clearwater County, Alberta

MLS # A2302855



\$1,350,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	3	Baths:	2 full / 1 half
Garage:	-		
Lot Size:	93.00 Acres		
Lot Feat:	-		
Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Caroline
Basement:	-	LLD:	9-37-5-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		
Major Use:	Other		

Set on an extraordinary 93 acres, this one-of-a-kind property is bordered along the entire south boundary by the North Raven River, offering unmatched privacy, breathtaking views, and direct access to some of the best brown trout fishing in the area. With over 2,300 sq ft of beautifully designed living space, this home features stunning log beam accents throughout and an expansive open-concept layout that seamlessly connects the kitchen, dining, and living areas, all positioned to capture the incredible river valley scenery and surrounding wildlife. A bright sunroom with a cozy wood-burning fireplace provides the perfect place to relax year-round, while travertine tile flows throughout the home, adding warmth and timeless style. The king-sized primary suite easily accommodates large furniture and includes a luxurious 4-piece ensuite with a soaker tub, complemented by two additional bedrooms and two more bathrooms. The thoughtfully designed laundry room offers extensive cabinetry and counter space for folding, along with an entire wall of additional storage and pantry space. Step outside to wraparound decks that showcase the natural beauty in every direction, creating a true outdoor sanctuary for nature lovers, hunters, and fishing enthusiasts. The property is exceptionally well-equipped with a 1,257 sq ft attached garage and an impressive 1,530 sq ft barn featuring a tack room and flexible space ideal for a business, workshop, or personal retreat. A separate guest cabin adds even more versatility and, with a little work, could be transformed into a charming Airbnb or private retreat for visitors. Equestrian-ready and business-friendly, the land also includes two livestock shelters with water, a hay shed, and a 24x38 shop with covered storage or parking on both sides. This rare offering combines natural beauty, functional infrastructure, and endless potential, making it a must-see

property where opportunities like this simply do not come along often.