

# \$834,900 - 403033 Range Road 5-3, Rural Clearwater County

---

MLS® #A2232802

**\$834,900**

5 Bedroom, 3.00 Bathroom, 1,951 sqft  
Residential on 7.09 Acres

NONE, Rural Clearwater County, Alberta

Welcome to rural Clearwater Countyâ€”an unbeatable location just 20 minutes northeast of Rocky Mountain House, AB, and only 11.5 km northwest of Leslieville. This stunning property offers 7.09 acres of land, providing ample space to embrace peaceful country living, all with breathtaking mountain views that are hard to match.

This spacious 1,950 sq ft walkout bungalow is thoughtfully designed to elevate your lifestyle. With five generously sized bedrooms and three bathrooms, it offers plenty of room for family and guests. The open-concept main living area features a warm and welcoming living room, a beautifully appointed kitchen, a casual dining nook, plus a formal dining areaâ€”ideal for both everyday living and entertaining.

The home is built for convenience, offering main-floor living that includes a dedicated home office and laundry room, plus the potential to add an elevator, making it suitable for those with mobility needs or future accessibility planning.

The kitchen is a dream for any home chef, featuring elegant granite countertops, a central island with a double sink and bar seating, and top-of-the-line stainless steel appliancesâ€”including a double wall oven.



Rich, solid wood cabinetry provides ample storage, while the open layout seamlessly connects the kitchen to the living and dining areas.

Comfort is a priority with two woodstoves—one in the main family room on the main floor and a second in the basement. Additionally, the basement features in-floor heating, providing cozy warmth throughout the lower level.

Retreat to the bright and airy primary bedroom, where large picture windows frame the rolling landscape—perfect for waking up to stunning views every morning.

Outdoors, the property continues to impress with a beautifully enclosed garden area featuring vegetables, flowers, and a small orchard—ideal for those looking to enjoy homegrown produce and natural beauty throughout the seasons. For all your storage, workshop, or hobby needs, there are two detached garages: one measuring 24' x 30' and the other a spacious 32' x 42'.

This move-in-ready home also features a low-maintenance exterior with durable Hardie board siding, a long-lasting metal roof, and aluminum deck railings, offering both peace of mind and timeless curb appeal. A rare blend of comfort, functionality, and breathtaking natural beauty awaits you in this exceptional Clearwater County home.

Built in 2007

**Essential Information**

MLS® #	A2232802
Price	\$834,900
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,951
Acres	7.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	403033 Range Road 5-3
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

### **Amenities**

Utilities	Satellite Internet Available, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking	Double Garage Detached, Parking Pad
# of Garages	4

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Wood, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Wood Burning, Basement
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Garden, Landscaped, Lawn, No Neighbours Behind, Private, Fruit Trees/Shrub(s), Gentle Sloping, See Remarks

Roof	Metal
Construction	See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	49
Zoning	CRA

**Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.