

\$429,900 - 394020 45 Range, Rural Clearwater County

MLS® #A2243299

\$429,900

3 Bedroom, 2.00 Bathroom, 1,562 sqft
Residential on 2.52 Acres

NONE, Rural Clearwater County, Alberta

Set on 2.52 acres of peaceful countryside, this double wide manufactured home offers a rare combination of privacy, panoramic views, and thoughtful modern updates. Surrounded by mature trees and open farmland with distant mountain vistas, the property is tucked back from the road and accessed by a horseshoe style drive through driveway, with all paved roads leading to the property for year round convenience.

The home was extensively remodeled in the mid 2000s with a focus on long term comfort and quality. Updates include windows, doors, flooring, plumbing, kitchen, bathrooms, and more, bringing a fresh and functional feel to the space while preserving its warm and inviting character. The kitchen features a built in oven, cooktop, ample cabinetry, and a central island ideal for both meal prep and gathering. Updated fixtures and finishes throughout add to the sense of comfort and care.

Outdoor living is a highlight, with two covered decks—one at the front and one at the back—each accessible through garden doors. Constructed with composite decking, these spaces offer sun or shade at any time of day and invite you to relax and take in the surrounding beauty. The seamless transition between indoor and outdoor spaces makes this home perfect for both quiet living and entertaining.



The spacious primary bedroom serves as a private retreat, complete with its own garden door leading to the deck and a beautifully finished five piece ensuite. His and her sinks, a deep soaking jet tub, separate shower, and generous storage complete the space with comfort and function in mind.

A durable metal roof offers lasting protection, while the fully fenced yard provides exceptional privacy and room to enjoy the outdoors. With nearby amenities including hospital care in Rimbey or Rocky Mountain House, groceries in Eckville, and recreation in Sylvan Lake, the location offers a peaceful rural lifestyle without sacrificing access to essentials.

This is a home where quality updates, natural beauty, and a quiet setting come together to create an ideal place to live with peace of mind and space to breathe.

Essential Information

MLS® #	A2243299
Price	\$429,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,562
Acres	2.52
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

Community Information

Address	394020 45 Range
Subdivision	NONE

City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4M 0P0

Amenities

Parking Spaces	4
Parking	Driveway, Off Street

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows, Jetted Tub
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Dining Room
Basement	None

Exterior

Exterior Features	Garden, Private Yard, Fire Pit
Lot Description	Garden, Lawn, Secluded, Treed, Views, Cleared, Meadow, Open Lot
Roof	Metal
Construction	Vinyl Siding, Aluminum Siding
Foundation	Other

Additional Information

Date Listed	July 29th, 2025
Days on Market	4
Zoning	CR

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.