

# \$349,000 - 33 Mountainview Road, Rural Clearwater County

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MLS® #A2250981

**\$349,000**

2 Bedroom, 2.00 Bathroom, 1,350 sqft  
Residential on 3.11 Acres

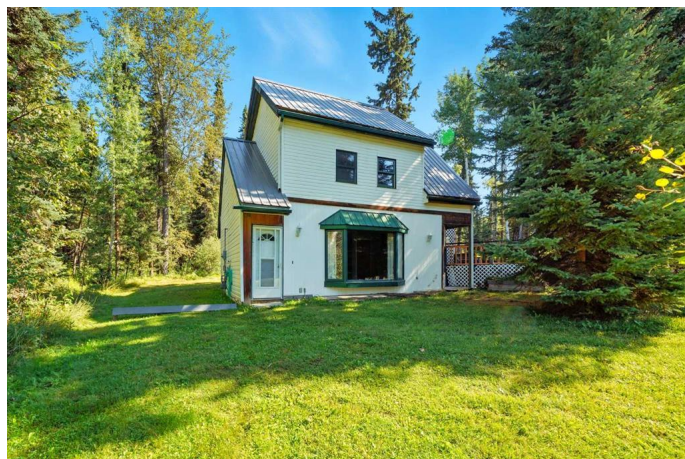
NONE, Rural Clearwater County, Alberta

Escape to Tranquility!! This charming 2 bedroom, 2 bathroom home is nestled on 3.11 acres of private, serene land bordered by crown land ( grazing lease) and surrounded by tall majestic timbers on a dead end road, but also has school bus service. Just a short walk to the river, you'll feel the refreshing smells ,sights and sounds of nature all in complete privacy. The home is sold AS IS and includes an unfinished un-serviced 22 x 24 log and stick frame cabin with a loft. Room for your private recreational campground, staging area for quadding, skidoo, or horse back riding the west country, or an Airbnb opportunity. Enjoy stunning mountain views and the tranquil North Saskatchewan River Valley. This is you perfect retreat from the hustle and bustle of city life!

Built in 1993

## Essential Information

MLS® #	A2250981
Price	\$349,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,350
Acres	3.11
Year Built	1993



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	33 Mountainview Road
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A4

### Amenities

Parking	Parking Pad, RV Access/Parking
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### Interior

Interior Features	Bookcases, Wood Windows
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	No Neighbours Behind, Treed, Views, Wooded
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Wood, See Remarks

### Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	CR

### Listing Details

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