

\$619,000 - Range Road 6.2, Rural Clearwater County

MLS® #A2269590

\$619,000

0 Bedroom, 0.00 Bathroom,
Land on 152.00 Acres

NONE, Rural Clearwater County, Alberta

Private Quarter Section Bordering Thunder Lake – A Rare Find! If you’ve been dreaming of a private retreat tucked away from the world, this secluded quarter section delivers everything you’ve imagined Just S of Hwy 11, at the very end of a quiet No-Exit road, the property opens to pasture, hay, a peaceful landscape of mature Spruce & Poplar trees, and pure tranquility. A cozy cabin sits nestled among the mature timber, offering quiet mornings, crackling evenings & total seclusion with a high windbreak fence that wraps the yard in privacy. Wander a little farther and you’ll find your own treehouse hideaway—a magical perch perfect for reading, relaxing, or simply watching deer and moose meander through the bush. Fully fenced & cross-fenced, making it ideal for cattle, horses, or simply enjoying the freedom of wide-open space. With its productive land base, it also offers strong long-term value—space to grow & breathe, and an investment that works while you enjoy it. Bordering Thunder Lake, surrounded to the S & SW by wildland and forest, the property truly is off the beaten path. Your closest neighbours are the wildlife: deer, moose, coyotes, songbirds, and countless migratory visitors. The lake, while shallow & not ideal for swimming or fishing, it adds a beautiful backdrop & draws an abundance of birdlife & natural quiet. Walking the trails here feels like stepping into a different world—just water, wilderness & a gentle breeze. The



taxes are currently just \$79/year, the small Gas Riser that is only about 6ft square, provides an access road & \$4,400/yr Income!Â TheÂ power line along the N boundary makes for easy installationÂ & withÂ excellent water in the areaâ€”the adjacent owners well is producing 34 gpm of soft water.Â Â This isnâ€™t just landâ€™itâ€™s a lifestyle. A peaceful getaway, a place to build your dream, or a weekend escape wrapped in natureâ€™s best. If youâ€™re seeking privacy, space, and a truly special piece of Alberta countryside, this quarter section is one you wonâ€™t want to miss.

Essential Information

MLS® #	A2269590
Price	\$619,000
Bathrooms	0.00
Acres	152.00
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Range Road 6.2
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0C0

Amenities

Utilities	None
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Additional Information

Date Listed	November 12th, 2025
Days on Market	7

ZoningAG

Listing Details

Listing OfficeColdwell Banker OnTrack Realty

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