

\$1,200,000 - 105 Meadow Drive, Rural Clearwater County

MLS® #A2204244

\$1,200,000

4 Bedroom, 3.00 Bathroom, 1,963 sqft
Residential on 57.11 Acres

NONE, Rural Clearwater County, Alberta

LOCATION, LOCATION, LOCATION...

RIVERFRONT PROPERTY! Location is key on this property with easy access to the town of Rocky Mountain House, the David Thompson westcountry, lakes and rivers, 2 golf courses within 10 minutes, established trail systems for walking, biking and off road vehicles all nearby, low bank access to the river. On this stunning 57.11-acre property nestled along the banks of the North Saskatchewan River near Rocky Mountain House (westcentral Alberta), you'll find a picturesque landscape of rolling hills, lush greenery, open meadows, and breathtaking river & mountain views. The primary residence is a beautiful walkout basement home designed to maximize those panoramic vistas, allowing you to immerse yourself in nature's beauty from every room. The home features a spacious layout with large windows that flood the interior with natural light, creating a warm and inviting atmosphere. Imagine sipping your morning coffee on a deck looking onto the mountains, or hosting friends and family for a weekend campout / barbecue along the banks of the river and sprawling meadows as the sun sets behind the majestic Rocky Mountains in the distance. For those with a penchant for hobbies or vehicles, there are not one but two garages on the property – perfect for storing your cars, boats, or outdoor gear. Picture walking on your land, taking in the sounds of



wildlife, and enjoying the peaceful serenity of this rare oasis. This property truly offers a luxurious retreat from the hustle and bustle of everyday life, with quick access to town amenities and at the gates of the westcountry, call this your primary residence or a weekend getaway where you can unwind, rejuvenate, and create cherished memories for years to come. In addition to the tranquil environment that this parcel of land offers there is also a potential future business opportunity zoned Recreation Facility District "RF". The purpose of this district is to accommodate & regulate the development of major or intensive recreational buildings and uses. The current owners have been issued a conditional development permit for the construction & operation of a Campground; the conditional approval was issued in August of 2021 and extended in 2024. The development permit allows for the development and operation of a commercial unserviced (dry camping) recreational vehicle park/campground. This property has limitless potential and must be seen to be fully appreciated.

Built in 1992

Essential Information

MLS® #	A2204244
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,963
Acres	57.11
Year Built	1992
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	105 Meadow Drive
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 0A3

Amenities

Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes
Waterfront	River Access, River Front, See Remarks, Waterfront

Interior

Interior Features	Built-in Features, High Ceilings, Breakfast Bar, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Built-In Electric Range, Built-In Oven, Gas Oven
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Full, Walk-Out, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Meadow, See Remarks
Roof	Asphalt Shingle
Construction	None
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
-------------	------------------

Days on Market	153
Zoning	RF

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.