# \$429,900 - 209 Eagle Ridge Avenue, Rural Clearwater County

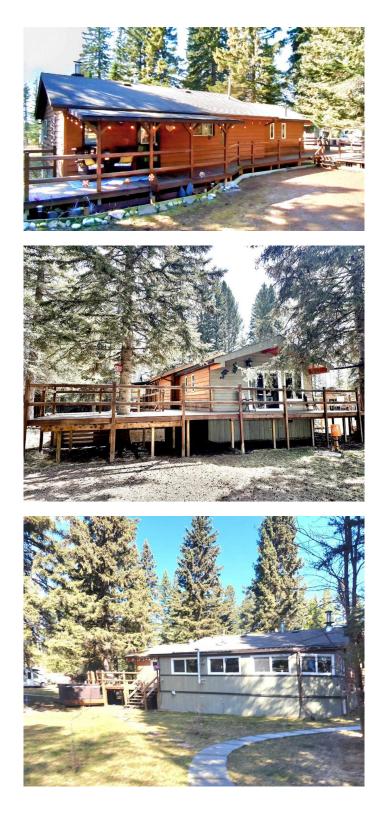
MLS® #A2230479

#### \$429,900

3 Bedroom, 3.00 Bathroom, 1,384 sqft Residential on 1.00 Acres

Eagle Ridge, Rural Clearwater County, Alberta

Year-Round Sanctuary on a Beautifully Treed Acreage Near Caroline, Welcome to your year-round sanctuary, nestled on a beautifully treed one-acre parcel just minutes from Caroline and the stunning Burntstick Lake. This exceptional property offers the perfect blend of peaceful living and easy access to Albertaâ€<sup>™</sup>s breathtaking West Country. The main home features a spacious master bedroom, a cozy sunroom, and a large wraparound deck â€" ideal for morning coffee or evenings under the stars. A separate guest cabin provides extra accommodation for visitors or potential rental income, while the massive shop delivers plenty of space for all your toys, tools, and hobbies. Additional highlights include: Plenty of parking for RVs, trailers, and vehicles, Warm and inviting interior layout, Direct access to Alberta's West Country outdoor recreation, Convenient location: 1.34 hours to Calgary, 1 hour to Red Deer, 2 hours to Edmonton, and 40 minutes to Sylvan Lake, Recent upgrades: new metal roof, new footings under the home, and a new cistern (to be completed by possession) to efficiently manage extra water. Step outside and fully embrace rustic living. The property is fully fenced and offers a hot tub, fire pit, and abundant room for RV parking and guests. Towering trees surround the property, providing beauty and privacy year-round. Whether you're seeking a quiet retreat or an



adventurous basecamp, this property offers endless opportunities. Don't miss your chance to own a piece of Alberta's natural beauty — your tranquil moments await!

Built in 1982

### **Essential Information**

MLS® #	A2230479
Price	\$429,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	1.00
Year Built	1982
Туре	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## **Community Information**

Address	209 Eagle Ridge Avenue
Subdivision	Eagle Ridge
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	TOM ONO

## Amenities

Parking Spaces Parking	6 Driveway, Gravel Driveway, Multiple Driveways, Parking Pad, Quad or More Attached, RV Access/Parking
# of Garages	2
Interior	
Interior Features	High Ceilings, Laminate Counters
Appliances	Electric Stove, Refrigerator, Washer/Dryer Stacked

Heating	Forced Air, Pellet Stove, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Mixed, Pellet Stove, Sun Room, Wood Burning
Basement	None

## Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees
Roof	Metal
Construction	Cedar, Wood Frame
Foundation	Other, Piling(s), Pillar/Post/Pier

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	16
Zoning	CR

## **Listing Details**

Listing Office Red Key Realty & Property Management

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