

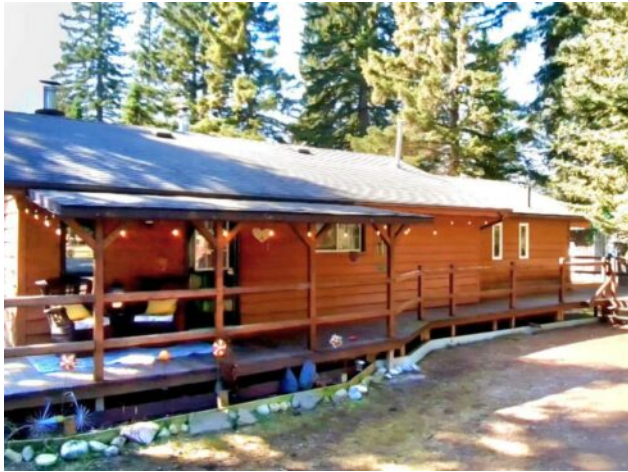


GRASSROOTS
REALTY GROUP

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209 Eagle Ridge Avenue
Rural Clearwater County, Alberta

MLS # A2214879



\$399,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,384 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Quad or More Attached, RV Access/Parking		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air, Pellet Stove, Propane, Wood Stove	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Holding Tank, Other, Septic Field
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	CR
Foundation:	Piling(s), Pillar/Post/Pier	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: na

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 everything you need for peaceful living or an adventurous escape into nature. The main home boasts a huge master bedroom, a cozy sunroom, and a spacious wraparound deck perfect for soaking in the serene surroundings. A separate cabin adds extra accommodation or rental potential, while a massive shop provides ample space for all your tools, toys, or hobbies. Enjoy the ultimate outdoor lifestyle with a hot tub, fire pit, and plenty of room for RVs and guests. Whether it's morning coffee on the porch or evenings under the stars, this is rustic living at its finest. Plenty of parking, a warm and welcoming layout, and direct access to Alberta's West Country – this property has it all. Your tranquil moments await. 1.34 hours to Calgary, 1 hr to Red Deer, 2 hr to Edmonton, 40 min to Sylvan Lake