



**GRASSROOTS**  
REALTY GROUP

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## 9 South Raven Close Rural Clearwater County, Alberta

**MLS # A2232079**



# \$399,000

<b>Division:</b>	South Raven Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,429 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Off Street, Oversized, See Remarks, Single Garage Detached		
<b>Lot Size:</b>	1.07 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s)		

**Heating:** Forced Air, Natural Gas, Wood, Wood Stove

**Water:** Well

**Floors:** Carpet, Laminate, Linoleum, Vinyl Plank

**Sewer:** Septic Field, Septic Tank

**Roof:** Metal

**Condo Fee:** -

**Basement:** Crawl Space, See Remarks

**LLD:** 34-35-5-W5

**Exterior:** Cedar

**Zoning:** CR

**Foundation:** ICF Block

**Utilities:** -

**Features:** Ceiling Fan(s), French Door, High Ceilings, Pantry, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Wood Stove

CHARMING COUNTRY LIVING! Cedar Home on 1.07 acres. Tucked away in a peaceful rural cul-de-sac, this storybook 1.5-story cedar cabin rests on a stunningly treed 1.07-acre lot. Offering three bedrooms and two full bathrooms, this warm and welcoming home perfectly blends rustic charm with practical comfort. Inside, you'll find soaring vaulted wood ceilings with exposed beams, enhancing the spacious open-concept living area. A dramatic stone chimney rises the full two stories, anchoring the wood stove and creating a cozy focal point. Sunlight pours through large windows, framing gorgeous views of the wraparound deck and beautifully landscaped yard. The kitchen is a compact and functional U-shape with freshly painted cabinets that add a cheerful touch. The living room features newly updated flooring, while main floor laundry adds everyday convenience. Upstairs, the vaulted master bedroom offers a serene escape with a three-piece suit, including a clawfoot tub and pedestal sink. Step out the sliding doors onto the morning balcony and enjoy your coffee before you head downstairs. You will enjoy the loft area overlooking the front room, a perfect place to have your library or office or a nice little sitting area and it adds architectural interest and flexible space. The grounds are absolutely enchanting, with mature pine and spruce trees, flowering shrubs, and a thoughtfully maintained yard. A charming little wood shed adds rustic flair, and the circular driveway provides easy access for vehicles and guests alike. The 15' x 28' barn-style garage includes a loft area and a quaint upper deck—perfect for relaxing, hobbies, or additional storage. Built in 1985, the cabin carries just the right amount of vintage personality—well-loved and cute as a button. Whether you're looking for a peaceful retreat or a full-time home with soul, this

property is a true gem.?? Don&rsquo;t miss your chance to own this slice of paradise. Schedule your showing today!