



GRASSROOTS
REALTY GROUP

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25 Alder Green Close
Rural Clearwater County, Alberta

MLS # A2233433



\$365,000

Division:	Alder Green Acres		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	880 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	2.50 Acres		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gazebo		

Heating: Fireplace(s), Natural Gas, Wall Furnace

Water: Well

Floors: Carpet, Laminate

Sewer: Septic Tank

Roof: Metal

Condo Fee: -

Basement: None

LLD: 27-35-5-W5

Exterior: Vinyl Siding, Wood Frame

Zoning: CRA

Foundation: Piling(s)

Utilities: -

Features: Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Soaking Tub, Vaulted Ceiling(s)

Inclusions: Fridge, Stove, Microwave, All Kitchenware, Ceiling Fan, All Window Coverings, All Furnishings Except As Listed In Exclusions, Lawn Tractor, Snowplow, Gazebo, All Outbuildings - All Inclusions are "As-Is, Where-Is"

BREAKING NEWS FROM THE ENCHANTED WOODS: Little Red's Dream Retreat is Now on the Market! Once upon a time, nestled deep within a whispering forest & hidden beneath a thick canopy of towering trees, a magical $1\frac{1}{2}$ story cabin stood, waiting patiently for its next storyteller. Whether you're looking for a weekend escape or a full-time fairy tale lifestyle, this private & heavily treed retreat is ready to welcome you just like Grandma's cottage once did—but with far fewer wolves & far more charm. As you follow the winding driveway through the woods, a sense of peace takes hold. Step onto the wraparound deck, sip your morning brew or evening elixir, & listen to the birdsong echoing through the trees. Behind the cabin, a raised deck & a charming gazebo-ready space (gazebo included) beckon for tea parties or twilight dinners under the stars. Inside, this cozy 2-bedroom cabin is as enchanting as any storybook. The main floor offers a delightful bedroom—ideal for guests or even as your primary suite, & a charming 4-piece bathroom, complete with a claw-foot soaker tub perfect for bubble baths & storybook endings. The heart of the home is its spacious open-concept living area, warmed by a floor-to-ceiling stone gas fireplace, soaring tongue-and-groove vaulted ceilings, & generous windows that pour in light like sunbeams through the forest. A large dining space connects seamlessly to a well-laid-out kitchen, fully equipped with all the essentials, right down to the forks and knives. Yes, you can move right in and start making memories immediately as this home comes with just about everything you see! Climb the staircase to your lofted primary bedroom, where you'll overlook the grand living & dining spaces, and enjoy an unbroken view straight through to the forested world beyond. It's a perch worthy of any

woodland royalty. Outside, the whimsical bunkhouse doubles as a handy storage shed, & the property also features a 10x12 greenhouse for your veggies, a 6x7 metal shed, rustic woodshed, outhouse, & a covered equipment/party shack—perfect for hosting forest friends or storing your adventure gear. Backing onto a 16-acre reserve, you’re gifted even more serenity, peace, space, & seclusion. There’s ample room to build a garage or workshop tailored to your needs. Just 10 minutes to Caroline, 20 minutes to Sundre, & 40 minutes to Red Deer, with the legendary West Country nearby for fishing, quadding, sledding, golfing, & hiking—this location truly is the stuff of fables. So pack your basket, follow the winding path, & come see this magical forest escape for yourself. Because every great adventure begins at home… & “Home Is Where Your Story Begins!”