



GRASSROOTS
REALTY GROUP

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17 ALDER GREEN
Rural Clearwater County, Alberta

MLS # A2236580



\$765,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,441 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	3.34 Acres		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Concrete, Cork, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	27-35-5-W5
Exterior:	Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings		

Inclusions: n/a

The perfect country home with all the amenities of a boutique farmyard with half the maintenance. Close amenities, welcoming community, and no need for updates make this move in ready for you and your loved ones. Enjoy the new fenced yard for the dog! This well designed, immaculate country home sits on 3+ private acres in the beautiful Alder Green Acres subdivision at Crammond. With ample space in this 3-bedroom/2.5-bath home offers a wonderful blend of comfort, style, and functionality in a peaceful, rural setting. The main floor hosts a gorgeous Primary along with a large second bedroom and open-air living areas. The executive kitchen with commercial stainless appliances, walk-in pantry, and quality granite counters is a dream. With easy access to the backyard, you'll find herb gardens and multiple raised beds. Down to the bright walk-out Lower level, we find a massive storage/craft area, cold room, generous living room, lower entry, and a very good sized bedroom with laundry facilities that are bright and accessible. From the moment you step inside, you'll appreciate the rich hardwood floors, stunning granite countertops, and the overall pride of ownership throughout. The South and east-facing deck is perfect for soaking up the sun, entertaining guests, or simply enjoying the quiet of nature. An easy upkeep space for those who love to know nature is right outside. Ideal for families and hobbyists alike, the property features a fully fenced backyard—a secure haven for dogs—plus three storage sheds, a beautiful greenhouse, a heated garage, new chicken coop and plenty of room for gardening or outdoor projects. There's even space for friends and family to park their RVs for weekend getaways! This is more than just a home—it's a lifestyle upgrade in a sought-after community. Don't miss your chance to own this

private sanctuary. Call today to book your private tour and see your new home!