



**GRASSROOTS**  
REALTY GROUP

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## 11 PARADISE Trail Rural Clearwater County, Alberta

MLS # A2243659



**\$599,000**

|                  |                                                          |               |                   |
|------------------|----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Paradise Acres                                           |               |                   |
| <b>Type:</b>     | Residential/House                                        |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bi-Level                         |               |                   |
| <b>Size:</b>     | 1,433 sq.ft.                                             | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 5                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Insulated                        |               |                   |
| <b>Lot Size:</b> | 7.40 Acres                                               |               |                   |
| <b>Lot Feat:</b> | Gentle Sloping, Landscaped, Many Trees, Pasture, Private |               |                   |

|                    |                                                                                       |                   |                                                     |
|--------------------|---------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                               | <b>Water:</b>     | Well                                                |
| <b>Floors:</b>     | Carpet, Linoleum, Parquet                                                             | <b>Sewer:</b>     | Lagoon                                              |
| <b>Roof:</b>       | Asphalt Shingle                                                                       | <b>Condo Fee:</b> | -                                                   |
| <b>Basement:</b>   | Finished, Full                                                                        | <b>LLD:</b>       | 4-40-7-W5                                           |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                                                          | <b>Zoning:</b>    | A                                                   |
| <b>Foundation:</b> | Poured Concrete                                                                       | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Phone |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s) |                   |                                                     |

**Inclusions:** Stove (not as shown), big freezer downstairs, fridge downstairs, blinds, window coverings, wood stove

Peaceful Acreage Living in Clearwater County. Discover 7.4 pristine acres tucked away 1.2 km north of Rocky Mountain House—an idyllic setting to grow roots and raise a family. This welcoming bi-level home features: 3-bright bedrooms upstairs, with a full bathroom and an additional 2-piece bath, 2 spacious bedrooms downstairs, plus a full bath. A country-style kitchen loaded with cabinetry, flowing into the cozy dining area and deck (12X26)—perfect for sipping morning coffee while watching birds. A large, light-filled living room with sweeping views of your land with a built-in fireplace. Downstairs, the family room offers expansive windows, serene views, and a charming wood-burning stove. Outside, the property continues to impress: Insulated double garage plus an attached garden shed (11X12) for all your tools and equipment. A lush yard flourishing with established perennials. Heated, insulated shop (24X30) with cupboards and a private, separate entrance. Approx. 5 acres of open land—fenced on two sides with 4 strand barb-wire—ready for animals, RVs, garden plots, or family camp-outs. A tranquil 1.5-acre forested section on the west end. Drilled well conveniently located inside the garage, with lagoon in the wooded west side. This acreage is more than just land—it's a lifestyle, offering space, nature, and endless potential. Easy to show and ready for its next chapter. Security system can stay for \$47/mo. and Star-link for \$147/month. Some furniture, ride-on mower & cart can be purchased separately.