



GRASSROOTS
REALTY GROUP

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125 CLEARWATER HEIGHTS Rural Clearwater County, Alberta

MLS # A2247050



\$769,900

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|------------------|--|---------------|-------------------|
| Division: | Clearwater Heights | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 1,548 sq.ft. | Age: | 1983 (42 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 3.69 Acres | | |
| Lot Feat: | Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Treed | | |

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|--------------------|---|-------------------|---------------------------|
| Heating: | Baseboard, Boiler, Hot Water, Natural Gas, Wood Stove | Water: | Well |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | Septic Field, Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 10-36-7-W5 |
| Exterior: | Vinyl Siding | Zoning: | A |
| Foundation: | Wood | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: negotiable

Renovated Home on 3.89 Acres in Clearwater Heights – Private, Peaceful, and Packed with Possibilities Discover the perfect blend of comfort, privacy, and natural beauty in this charming 1.5-storey home located in the sought-after Clearwater Heights community. Fully renovated and thoughtfully landscaped, this 1,548 sq.ft. residence sits on a sprawling 3.69-acre lot, offering space to breathe and room to grow on this new subdivision. Step onto the expansive wrap-around deck and take in the tranquil surroundings—ideal for entertaining, relaxing, or simply enjoying the outdoors. Inside, the home features modern updates while retaining its cozy character, making it move-in ready for families, retirees, or weekend adventurers. A separate guest house adds versatility, whether for hosting visitors or creating a private workspace. The double detached garage and additional shop provide ample room for vehicles, tools, and recreational gear. Additionally, this property boast a well drilled just 2 yrs ago, a boiler system and filtration system that both have transferable warranty. Located on a quiet no-exit road, the property offers peace and seclusion, yet remains close to the stunning Clearwater River as well as Phyllis Lake. Whether you're into fishing, hiking, kayaking or simply soaking in nature, this location delivers. With mature landscaping, open green space, and a setting that feels like a retreat, this property is a rare find. Experience the lifestyle Clearwater Heights has to offer—where nature meets comfort, and every day feels like a getaway.