



GRASSROOTS
REALTY GROUP

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5 Eden Valley Drive
Rural Clearwater County, Alberta

MLS # A2258486



\$479,900

Division:	Eden Valley		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	838 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, RV Access/Parking		
Lot Size:	7.09 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Corner Lot, Dog Run Fenc		

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

Water: Private, Well

Floors: Hardwood, Linoleum

Sewer: Holding Tank, Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Partially Finished

LLD: 33-38-7-W5

Exterior: Concrete, Wood Frame

Zoning: CRA

Foundation: Wood

Utilities: -

Features: Kitchen Island, Pantry

Inclusions: n/a

Charming Hillside Bungalow with Scenic Acreage & Bonus Cabin! This bright and welcoming hillside bungalow offers a perfect blend of original charm and modern updates. The open-concept main floor is filled with natural light and showcases stunning original hardwood flooring. The spacious family room features a brand new freestanding wood-burning stove (2023), creating a cozy retreat year-round. Step outside to enjoy the updated back deck (2024) overlooking a large garden area—perfect for relaxing or entertaining. Major upgrades include a fully new septic system (2024), hot water tank and furnace replacement (2018), and shingles (2017), ensuring peace of mind for years to come. The home was moved onto a new PWF (Preserved Wood Foundation) in 1998, offering a solid foundation and modern reliability. Also on the property is a new 12x32 cabin, featuring sleeping quarters, roughed-in bathroom, and an open kitchen/living room area—ideal for guests, extended family, or potential rental income. For those needing space for projects or storage, there’s a 20x22 detached garage with a lean-to, and a large storage shed with additional covered storage areas. While the home has seen many thoughtful renovations, a few finishing touches remain—offering a fantastic opportunity to add your personal style. This acreage truly needs to be seen to be fully appreciated. This truly is an acreage that has it all at an affordable price!