



GRASSROOTS
REALTY GROUP

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112 MEADOW PONDS
Rural Clearwater County, Alberta

MLS # A2196295



\$798,700

Division:	Diamond Willow Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,783 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Double Garage Detached, Garage Door Opener		
Lot Size:	0.94 Acre		
Lot Feat:	Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Op		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative, See Remarks
Floors:	Carpet, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	33-38-7-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

2023 Home on .94 acres! 3 Bedrooms , 2 baths and open floor plan. Neutral colors through out. Have a new home without the hassle of finishing touches. Seller has done landscaping, garage, fencing, greenhouse, shed, water softener, chlorine remover, reverse osmosis system, window coverings, flooring in basement and drywall! - Over \$60,000 in improvements. Bright open kitchen with large center island opens onto living room. Master bedroom has a walk-in closet and amazing ensuite. Main floor laundry. Bright open additional rooms. Basement features high ceilings and extra storage. New home warranty, home inspection from 2024 and information brochure available to view. Double detached garage lined and insulated. Landscaping includes top soil, sod, 4 apple trees, 2 Evan cherries, saskatoon berries, hyssop berries & goose berries. Generator hook up installed.