

# \$399,900 - 209 Eagle Ridge Avenue, Rural Clearwater County

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MLS® #A2214879

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,384 sqft  
Residential on 1.00 Acres

Eagle Ridge, Rural Clearwater County, Alberta

Welcome to your year-round sanctuary nestled on a beautifully treed one-acre parcel, just minutes from Caroline and the stunning Burntstick Lake. This exceptional property offers everything you need for peaceful living or an adventurous escape into nature.

The main home boasts a huge master bedroom, a cozy sunroom, and a spacious wraparound deck perfect for soaking in the serene surroundings. A separate cabin adds extra accommodation or rental potential, while a massive shop provides ample space for all your tools, toys, or hobbies.

Enjoy the ultimate outdoor lifestyle with a hot tub, fire pit, and plenty of room for RVs and guests. Whether it's morning coffee on the porch or evenings under the stars, this is rustic living at its finest.

Plenty of parking, a warm and welcoming layout, and direct access to Alberta's West Country – this property has it all. Your tranquil moments await.

1.34 hours to Calgary, 1 hr to Red Deer, 2 hr to Edmonton, 40 min to Sylvan Lake

Built in 1982

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2214879                         |
| Price          | \$399,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,384                            |
| Acres          | 1.00                             |
| Year Built     | 1982                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 209 Eagle Ridge Avenue  |
| Subdivision | Eagle Ridge             |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0N0                 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Parking Pad, Quad or More Attached, RV Access/Parking |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Laminate Counters                         |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer Stacked       |
| Heating           | Forced Air, Pellet Stove, Propane, Wood Stove            |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Living Room, Wood Burning, Mixed, Pellet Stove, Sun Room |
| Basement          | None   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Lighting, Private Yard, Storage     |
| Lot Description   | Back Yard, Front Yard, Landscaped, Many Trees |

|              |                             |
|--------------|-----------------------------|
| Roof         | Asphalt Shingle, Metal      |
| Construction | Wood Frame, Cedar           |
| Foundation   | Piling(s), Pillar/Post/Pier |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 4                |
| Zoning         | CR               |

### **Listing Details**

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Red Key Realty & Property Management |
|----------------|--------------------------------------|

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