

# \$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	8
Zoning	CR

### **Listing Details**

Listing Office	Red Key Realty & Property Management
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