

# \$429,900 - 209 Eagle Ridge Avenue, Rural Clearwater County

---

MLS® #A2230479

**\$429,900**

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

Eagle Ridge, Rural Clearwater County, Alberta

Year-Round Sanctuary on a Beautifully Treed Acreage Near Caroline, 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 the perfect blend of peaceful living and easy access to Alberta's breathtaking West Country. The main home features a spacious master bedroom, a cozy sunroom, and a large wraparound deck – ideal for morning coffee or evenings under the stars. A separate guest cabin provides extra accommodation for visitors or potential rental income, while the massive shop delivers plenty of space for all your toys, tools, and hobbies. Additional highlights include: Plenty of parking for RVs, trailers, and vehicles, Warm and inviting interior layout, Direct access to Alberta's West Country outdoor recreation, Convenient location: 1.34 hours to Calgary, 1 hour to Red Deer, 2 hours to Edmonton, and 40 minutes to Sylvan Lake, Recent upgrades: new metal roof, new footings under the home, and a new cistern (to be completed by possession) to efficiently manage extra water. Step outside and fully embrace rustic living. The property is fully fenced and offers a hot tub, fire pit, and abundant room for RV parking and guests. Towering trees surround the property, providing beauty and privacy year-round. Whether you're seeking a quiet retreat or an



adventurous basecamp, this property offers endless opportunities. Donâ€™t miss your chance to own a piece of Albertaâ€™s natural beauty â€“ your tranquil moments await!

Built in 1982

**Essential Information**

MLS® #	A2230479
Price	\$429,900
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	6
Parking	Driveway, Gravel Driveway, Multiple Driveways, Parking Pad, Quad or More Attached, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	High Ceilings, Laminate Counters
Appliances	Electric Stove, Refrigerator, Washer/Dryer Stacked

Heating	Forced Air, Propane, Wood Stove, Pellet Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Mixed, Pellet Stove, Sun Room, Wood Burning
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	Cedar, Wood Frame
Foundation	Other, Piling(s), Pillar/Post/Pier

## Additional Information

Date Listed	June 12th, 2025
Days on Market	5
Zoning	CR

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.