

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

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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. Don't miss your chance to own a piece of Alberta's natural beauty – 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, Pellet Stove, Propane, Wood 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              | Metal                                         |
| Construction      | Cedar, Wood Frame                             |
| Foundation        | Other, Piling(s), Pillar/Post/Pier            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 11              |
| Zoning         | CR              |

## Listing Details

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

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