

# \$495,000 - 156 Eagle Ridge Drive, Rural Clearwater County

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MLS® #A2193227

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,697 sqft  
Residential on 1.02 Acres

Eagle Ridge, Rural Clearwater County, Alberta

Charming Mountain Chalet-Style Acreage! From the moment you arrive, you'll be captivated by this unique home's massive wrap-around covered deck, offering stunning views of the private, tree-lined acreage. A custom wood-carved entry door and wrought iron gate set the tone for this one-of-a-kind retreat. Step inside to a spacious tiled entryway leading to a bright living room with soaring vaulted ceilings and a cozy wood-burning stove with a brick surround. The custom wood beams and intricate wood-carved ceiling add warmth and character. Arched entryways lead to the dining area with sliding doors to the deck, seamlessly connecting indoor and outdoor living. The open-concept kitchen features a chef's™ butcher block island, ample cabinetry, and picturesque views of the backyard. A main-floor 3-piece bath, and laundry room complete the main level. Upstairs, a beautiful wood staircase and handrail overlook the living room, leading to a flexible loft space—perfect for an office, reading nook, or play area. The spacious primary bedroom boasts double closets with custom wood-carved doors, with an elegant archway, leading to the private ensuite. The lower level is almost complete (just needing a dropped ceiling) and offers additional living space and an extra bedroom. Access to the oversized double garage is through another amazing custom carved wood



door. Outside, a fire pit area invites you to relax and enjoy the tranquility- plenty of room to play and roam with an electric RV hookup recently added for guests! Located in the desirable Eagle Ridge subdivision, this tranquil acreage property is surrounded by mature trees for ultimate privacy—just minutes from Burntstick Lake, Clearwater River, and the adventure-filled West Country. Lots of Recent updates include triple-pane Lux windows, a new roof, gutters/downspouts, Hardie board gables, water softener & osmosis system, hot water tank, pressure tank, updated electrical panel, and many more! Escape the city's fast pace and embrace the peaceful charm of this mountain-inspired retreat!

Built in 1988

### Essential Information

MLS® #	A2193227
Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,697
Acres	1.02
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	156 Eagle Ridge Drive
Subdivision	Eagle Ridge
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Natural Woodwork, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Many Trees, Native Plants, Private, Irregular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 14th, 2025
Days on Market	65
Zoning	100 Residential

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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