

\$668,000 - 9 Alder Green, Rural Clearwater County

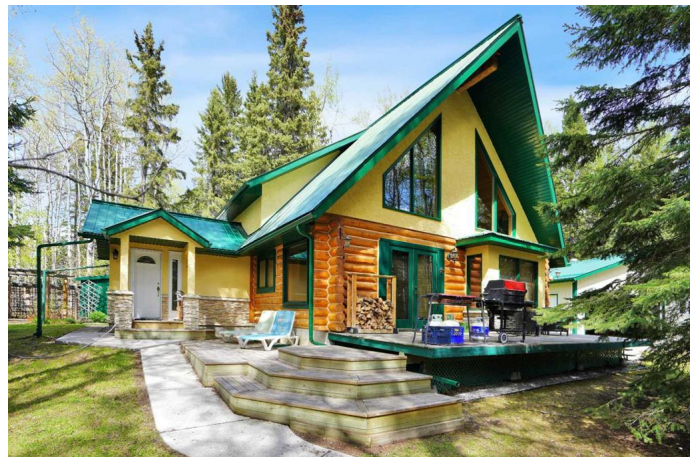
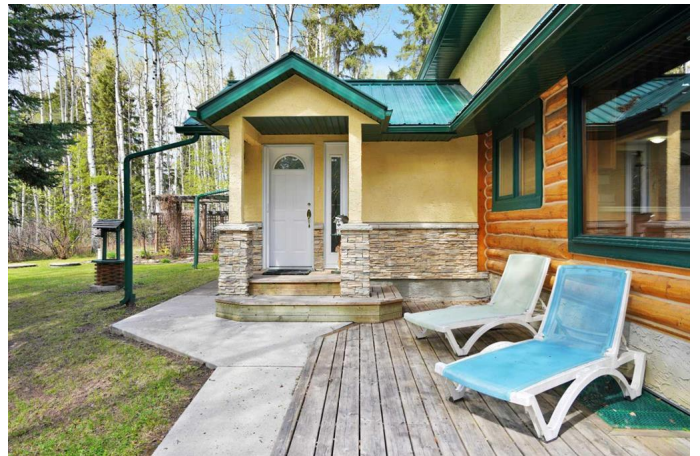
MLS® #A2135409

\$668,000

1 Bedroom, 2.00 Bathroom, 1,514 sqft
Residential on 4.30 Acres

NONE, Rural Clearwater County, Alberta

Nestled on 4.3 acres of forest, "TANGLEWOOD" has CONTEMPORARY architecture and a mix of building materials, radiating NATURAL beauty and CHARM in this one-and-a-half-storey LOG HOME. The exterior, adorned with RICHLY textured WOOD, harmoniously merges with the TRANQUIL surroundings, creating a timeless and idyllic RETREAT. The spacious ENTRYWAY features an OVERSIZED closet, gleaming TILE floors, and a convenient 2-piece bathroom. The OPEN-CONCEPT kitchen, living room, and dining area form an inviting GREAT ROOM, while the LOFT, with its VANTAGE point over this space, serves as 2 ADDITIONAL BEDROOMS, comfortably accommodating 4 QUEEN BEDS. Tucked away for PRIVACY, the master bedroom boasts a DOUBLE walk-through closet leading to a BEAUTIFULLY tiled 4-piece bathroom, enveloping you in serenity and LUXURY. The carefully designed interior COMBINES - drywall and LOG walls - creating a perfect balance. The kitchen boasts beautiful REAL PINE cabinetry and a convenient storage pantry next to the built-in fridge, all complemented by the light-toned HARDWOOD floors. The window views from the - floor to SOARING/VAULTED ceilings - are incredible. On chilly evenings, cozy up by the WOOD BURNING fireplace in the ENCHANTING great room, or step outside onto the front deck through the large patio door to enjoy the SUMMER breeze.



Surrounded by NATURAL beauty, the low-maintenance landscaping preserves the LOCAL flora and fauna, while a GREENHOUSE and thoughtfully planned raised GARDEN beds offer opportunities for those with a green thumb. The basement is a HAVEN for relaxation, a spacious RECREATION room, complete with a SAUNA, as well as an oversized STORAGE and service room with AMPLE shelving, a newer freezer, and laundry facilities. The home is EQUIPPED with HOT-WATER-ON-DEMAND, a 3-year-old furnace, and an electrical BACK-UP system, ensuring comfort and convenience year-round. The 25x27 GARAGE has PLENTY of STORAGE with the added shelves, workbenches and cupboards essential to keeping things neat. It is HEATED, INSULATED, and WIRED for 220 !! Good concrete floors and a 10 ft ceiling. This amazing acreage is offered-- WITH ALL-- the furnishings and extras to create an ENCHANTING *turn-key AIRBnB revenue property* for you !! It is in an EXCELLENT location, TOTALLY private. The TIMELESS CHARM of a LOG HOME is UNPARALLELED !!

Built in 1996

Essential Information

MLS® #	A2135409
Price	\$668,000
Sold Price	\$650,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,514
Acres	4.30
Year Built	1996

Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	9 Alder Green
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Double Garage Detached, Driveway, Garage Faces Front, Heated Garage, Oversized, RV Access/Parking, Workshop in Garage

Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Sauna, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Garage Control(s), Gas Range, Instant Hot Water, Microwave, Refrigerator, Washer, Water Conditioner, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Glass Doors, Great Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Barbecue, Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Gazebo, Garden, Low Maintenance Landscape, Gentle Sloping, Many Trees, Native Plants, Private, Rectangular Lot, Secluded, Treed, Wooded
Roof	Metal
Construction	Log

Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2024
Date Sold August 1st, 2024
Days on Market 64
Zoning CRA
HOA Fees 0.00

Listing Details

Listing Office Century 21 Westcountry Realty Ltd.

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