

\$949,900 - 18 Ridgeland Road, Rural Clearwater County

MLS® #A2139099

\$949,900

4 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 3.07 Acres

Ridgeland Estates, Rural Clearwater County,
Alberta

Stunning executive home located in Ridgeland Estates. This beautifully maintained home is sure to impress from the moment you enter the driveway. Sitting on an immaculate 3.07 acres the bungalow home built in 2013, that offers over 2800 square feet of living space, boasts an attached four car garage that is every man's dream. The stone work on the home is impressive and you have a low maintenance front porch and matching low maintenance deck in the back. Perfect for sitting out drinking your coffee and taking in the sounds of nature. There is an incredible amount of parking around the property and around the home is fenced, perfect for family dogs. Heading into the home you are greeted with the open concept kitchen/dining/living room and vaulted ceilings. The living room offers a nice gas fireplace with beautiful stonework and mantle. Kitchen offers a large island, granite counter tops, stainless steel appliances, dining room and access to your spacious covered deck. Finishing off the main level of the home there is an office to the left as you enter the home. A large Primary bedroom with 5 pc ensuite with granite counter tops, walk in closet that connects to your main floor laundry services. There is a great boot room with storage off the garage as well as half bath. Entering into the 33x54 attached garage you can't help but love and admire the sheer size of it boasting over 1700 square feet! There are 10 and 12 foot doors, two



overhead heaters PLUS in floor heating to keep it nice and toasty, 220V wiring, hot and cold water taps, floor drains, endless storage, air compressor, the list goes on. Finishing off this sprawling home is the finished basement complete with 3 more bedrooms, 4pc bath, family room and in floor heating. The majority of the home has been painted in the last few years and new boiler for hot water on demand system this past October. Original owners have loved and cared for this property and it shows! It will be an incredible place to call home for the next family that has the pleasure of doing so!

Built in 2013

Essential Information

MLS® #	A2139099
Price	\$949,900
Sold Price	\$949,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	3.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	18 Ridgeland Road
Subdivision	Ridgeland Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A4

Amenities

Parking Spaces	6
Parking	Quad or More Attached, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 19th, 2024
Days on Market	12
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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