

\$849,000 - 25 Echo Valley Crescent, Rural Clearwater County

MLS® #A2141666

\$849,000

3 Bedroom, 3.00 Bathroom, 1,792 sqft
Residential on 7.07 Acres

Echo Valley, Rural Clearwater County, Alberta

This beautiful custom-built bungalow is built in a view location and surrounded by mature spruce, pine, and aspen forest, giving the home a secluded and private atmosphere. Built in 2008 on a 7 acre lot on a corner of Echo Valley Subdivision, the home has a private and winding driveway shielding the buildings from public view and enhancing the hidden & secluded effect. The driveways and parking areas are finished with crushed limestone. The hillside home is 1792 square feet plus a totally finished walk-out lower level. Features include all 2"x6" frame construction with extra insulation and triple glazed windows, natural gas air-flow heating plus a natural gas fireplace and lower level in-floor heating. The upper level features a farm style open living area with custom cabinetry, kitchen bar counter, dining area, 4 piece bathroom ensuite, and all cherry-wood hardwood floors. The 2 bedroom lower level has a "summer - kitchen", office, 3 piece bathroom, and a large entertainment area opening to a lower covered deck. The upper level also has a full length walk-out covered deck facing southwest and has a large rear deck as well. Total finished area is 3584 square feet. The detached 3 car 30'x36' garage is steel clad with a steel roof, insulated and infra-red heated. The garage also has an office area, kitchen, and 10'x12' electric door. Another highlight feature is a infra-red heated shop, 30'x48', steel-clad with



a steel roof, with bench areas, storage and 2 large power doors. Another highlight feature of this wooded acreage is it's walking distance access and availability to the North Saskatchewan River and Mill Island crown area for hiking, quading, and fishing, see aerial.

Built in 2008

Essential Information

MLS® #	A2141666
Price	\$849,000
Sold Price	\$827,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,792
Acres	7.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	25 Echo Valley Crescent
Subdivision	Echo Valley
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

Amenities

Parking	Triple Garage Detached
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Interior

Interior Features	Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, No Animal Home
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Appliances	See Remarks
Heating	Forced Air, Natural Gas, See Remarks, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	See Remarks, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 26th, 2024
Days on Market	42
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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