

\$624,900 - 5 Spruce Park Drive, Rural Clearwater County

MLS® #A2150071

\$624,900

4 Bedroom, 3.00 Bathroom, 2,211 sqft
Residential on 2.15 Acres

Spruce Park Estates, Rural Clearwater
County, Alberta

Discover the perfect blend of privacy and convenience with this charming 2+2 bedroom walkout bungalow. Situated on a private 2.15-acre lot, this home is a mere 15 minutes from Burnstick Lake, adjacent to Crown lease land, and close to numerous fishing lakes, rivers, and public lands to the west. The living room boasts vaulted ceilings and large windows that frame the beautiful, private, treed yard. The home is equipped with A/C for your comfort. The main floor features a seamless flow between the dining, kitchen, and living room areas, with easy access to both front and back patios. The back patio is complete with a natural gas hook-up for your BBQ. Enjoy a spacious master suite with a sitting area, a massive 4-piece ensuite with a jetted tub, a shower, complete in floor heating. You'll also find a custom walk-in closet that must be seen to be believed. The main floor also includes a second bedroom, a 4-piece main bath, and a convenient laundry room. The basement features in-floor heating, a large rec room, two additional bedrooms, a 4-piece bath, a large storage area, and a utility room. Sellers have added a 2-car garage with an office above, perfect for a home-based business or potential renovation into a separate living space (plumbing accessible from the garage underneath). Enjoy a large circular driveway, a huge garden, a firepit area for entertaining,



and RV hookups in the center of the yard for friends and family. The interior of this home is wheelchair accessible with most doors being 36 in. width. The possibilities are endless! This property is perfect as a family home, a second recreational residence, a retirement retreat, or even a short-term rental.

Built in 1997

Essential Information

MLS® #	A2150071
Price	\$624,900
Sold Price	\$622,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,211
Acres	2.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	5 Spruce Park Drive
Subdivision	Spruce Park Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Walk-In
-------------------	--

	Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, RV Hookup
Lot Description	Fruit Trees/Shrub(s), Front Yard, Many Trees, Treed, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	October 18th, 2024
Days on Market	85
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Innisfail
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.