

# \$525,000 - 311 Clearwater Heights Close, Rural Clearwater County

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MLS® #A2194984

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,257 sqft  
Residential on 1.34 Acres

Clearwater Heights, Rural Clearwater County,  
Alberta

If you're looking for a little piece of the west country here it is! Nicely treed 1.34 acres that borders scenic Alford Creek in a quiet subdivision approximately 10 minutes west of Caroline. This comfortable raised bungalow (the house was built in 1997 and raised up and placed on a concrete basement with a preserved wood floor in 2005) is being sold by the original owner. Features a large, completely covered wrap around deck with patio doors off the dining area and master bedroom. Open main floor with a large kitchen and island, connected dining area and living room with lots of windows for a bright and inviting feel. Primary bedroom with a four piece bathroom and patio doors on the east side so you can hear Alford Creek flowing in the summer. The second bedroom also features a three piece ensuite. Large rec room in the basement with two identical bedrooms and a three piece bathroom combined with the laundry area. Additional storage space under the stairs. There is in floor heat roughed into the basement but not in use. The double detached garage is finished but not heated. There's also storage sheds, garden boxes and a large garden spot. Shingles were redone in Sept 2024, the furnace is approximately 10 yrs old and the hot water tank 5 years old.

Built in 1997



## Essential Information

MLS® #	A2194984
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,257
Acres	1.34
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	311 Clearwater Heights Close
Subdivision	Clearwater Heights
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2
Waterfront	Creek

## Interior

Interior Features	Kitchen Island, Suspended Ceiling
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
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Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete, See Remarks

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	42
Zoning	CR

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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