

\$479,900 - 5 Eden Valley Drive, Rural Clearwater County

MLS® #A2258486

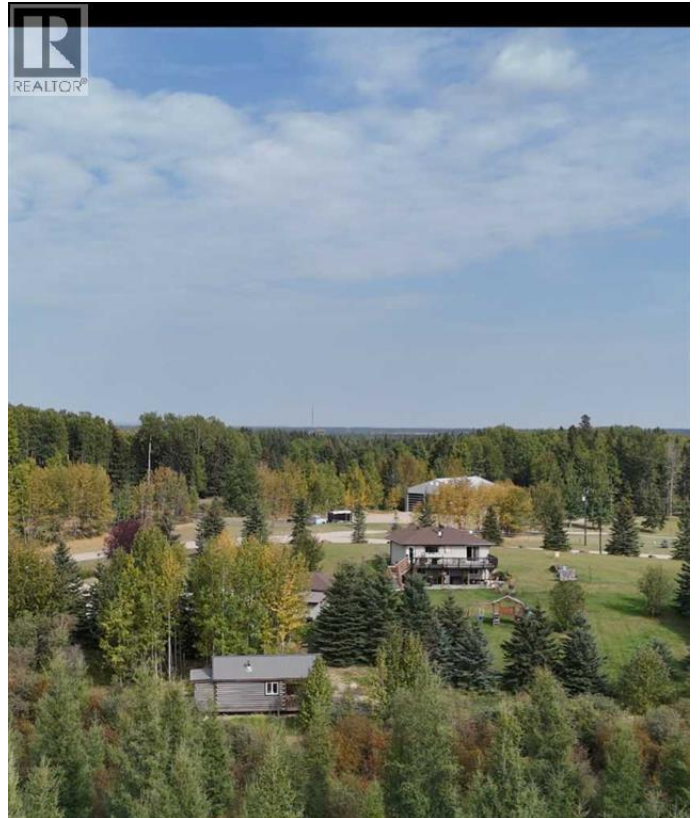
\$479,900

4 Bedroom, 2.00 Bathroom, 838 sqft

Single Family on 7.09 Acres

Eden Valley, Rural Clearwater County, Alberta

Charming Hillside Bungalow with Scenic Acreage & Bonus Cabin! This bright and welcoming hillside bungalow offers a perfect blend of original charm and modern updates. The open-concept main floor is filled with natural light and showcases stunning original hardwood flooring. The spacious family room features a brand new freestanding wood-burning stove (2023), creating a cozy retreat year-round. Step outside to enjoy the updated back deck (2024) overlooking a large garden area—perfect for relaxing or entertaining. Major upgrades include a fully new septic system (2024), hot water tank and furnace replacement (2018), and shingles (2017), ensuring peace of mind for years to come. The home was moved onto a new PWF (Preserved Wood Foundation) in 1998, offering a solid foundation and modern reliability. Also on the property is a new 12x32 cabin, featuring sleeping quarters, roughed-in bathroom, and an open kitchen/living room area—ideal for guests, extended family, or potential rental income. For those needing space for projects or storage, there's a 20x22 detached garage with a lean-to, and a large storage shed with additional covered storage areas. While the home has seen many thoughtful renovations, a few finishing touches remain—offering a fantastic opportunity to add your personal style. This acreage truly needs to be seen to be fully appreciated. This truly is an acreage that has it all at an affordable price! (id:6289)



Built in 1980

Essential Information

Listing #	A2258486
Price	\$479,900
Bedrooms	4
Bathrooms	2.00
Square Footage	838
Acres	7.09
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	5 Eden Valley Drive
Subdivision	Eden Valley
City	Rural Clearwater County
Province	Alberta
Postal Code	T4T2A2

Amenities

Features	No neighbours behind
Parking	Carport, Detached Garage, RV
# of Garages	3

Interior

Appliances	Refrigerator, Stove, Washer & Dryer
Heating	Natural gas, Wood Forced air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame

Foundation Wood

Listing Details

Listing Office Royal LePage Network Realty (



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