$719,000 - 13 Green Valley, Rural Clearwater County

MLS® #A2227413

$719,000
5 Bedroom, 3.00 Bathroom, 2,544 sqft
Residential on 3.01 Acres

Green Valley Estates, Rural Clearwater County, Alberta

If youâ€™ve been dreaming of the perfect balance between peaceful country living and all the comforts of a thoughtfully upgraded home, this exceptional property offers it allâ€”and then some. Set on a serene and treed 3-acre parcel, this beautifully landscaped acreage is a rare gem that combines space, privacy, functionality, and charm in equal measure. Extensively renovated in 2009 including new foundation, this home has been thoughtfully modernized while still maintaining its warm, welcoming character. The home is warm and inviting, featuring five spacious bedrooms and three full bathrooms, including a beautiful 5-piece ensuite. The heart of the home offers both elegance and comfort, with refinished real wood floors that were recently sanded and sealed to bring out their natural beauty. The living areas are cozy and welcoming, particularly the family room, where a wood-burning fireplace creates the perfect spot to gather on cooler evenings. The kitchen is well-appointed, with a dishwasher, stove, and microwave that are only three years old, and thereâ€™s a tankless hot water system that was serviced just last year to ensure efficient and reliable performance. One of the standout features of this home is the amazing theatre and family roomâ€”a spacious, dedicated area thatâ€™s ideal for movie nights, gaming marathons, or simply spending quality time with family and friends. Whether youâ€™re hosting a crowd or enjoying a quiet

night in, this space is designed for comfort, entertainment, and togetherness. The basement features in-floor heating, keeping things toasty underfoot, while central air conditioning ensures you're cool and comfortable all summer long. The home also benefits from a mix of double- and triple-pane windows. Outdoors, the lifestyle opportunities are truly incredible. Step outside to a sprawling backyard oasis thatâ€™s equal parts peaceful and picturesque. At the heart of the landscape is a large, multi-tiered pond system, complete with a fountain, aeration system, and teeming with koi and goldfish. Overlooking the water is a charming cabinâ€”the perfect place to relax, unwind, and take in the view. Whether you're entertaining or just enjoying the tranquility, youâ€™ll love the two separate fire-pit areas, the gazebo gathering space, walking trail, and the back deck, wired for both a hot tub and a stereo system. Thereâ€™s even a hot and cold exterior tap setup for easy outdoor use, from washing pets to gardening. Storage and workspace options abound: A heated double attached garage for daily use, A massive 3-bay cold storage shed with power, ideal for RVs, boats, equipment, or extra vehicles, A detached garage with an attached workshop and an office space above, perfect for those hobbyists. The property is beautifully landscaped, with a dedicated garden area and matching garden shed, plus a cell booster system to enhance connectivity. Key mechanical updates include a septic tank pump replaced in 2024 and the tank professionally pumped the same year.

Built in 1972

Essential Information

MLS® #	A2227413
Price	$719,000
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	2,544
Acres	3.01
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 4 Level Split
Status	Active

Community Information

Address	13 Green Valley
Subdivision	Green Valley Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Natural Gas Connected
Parking Spaces	10
Parking	Double Garage Detached, Parking Pad, Additional Parking, Covered, Double Garage Attached, Gravel Driveway, RV Carport, Workshop in Garage
# of Garages	4

Interior

Interior Features	Built-in Features, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound, Bookcases, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room, Free Standing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Yard, Storage
Lot Description	Front Yard, Garden, Landscaped, Lawn, Private, Treed, Brush, Fruit Trees/Shrub(s), Gazebo, Many Trees
Roof	Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	97
Zoning	CR

Listing Details

Listing Office	RE/MAX real estate central alberta

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