

# \$765,000 - 17 Alder Green, Rural Clearwater County

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MLS® #A2236580

**\$765,000**

2 Bedroom, 3.00 Bathroom, 1,441 sqft

Residential on 3.34 Acres

NONE, Rural Clearwater County, Alberta

The perfect country home with all the amenities of a boutique farmyard with half the maintenance. Close amenities, welcoming community, and no need for updates make this move in ready for you and your loved ones. Enjoy the new fenced yard for the dog! This well designed, immaculate country home sits on 3+ private acres in the beautiful Alder Green Acres subdivision at Crammond. With ample space in this 3-bedroom/2.5-bath home offers a wonderful blend of comfort, style, and functionality in a peaceful, rural setting. The main floor hosts a gorgeous Primary along with a large second bedroom and open-air living areas. The executive kitchen with commercial stainless appliances, walk-in pantry, and quality granite counters is a dream. With easy access to the backyard, you'll find herb gardens and multiple raised beds. Down to the bright walk-out Lower level, we find a massive storage/craft area, cold room, generous living room, lower entry, and a very good sized bedroom with laundry facilities that are bright and accessible.

From the moment you step inside, you'll appreciate the rich hardwood floors, stunning granite countertops, and the overall pride of ownership throughout. The South and east-facing deck is perfect for soaking up the sun, entertaining guests, or simply enjoying the quiet of nature. An easy upkeep space for those who love to know nature is right outside.



Ideal for families and hobbyists alike, the property features a fully fenced backyard—a secure haven for dogs—plus three storage sheds, a beautiful greenhouse, a heated garage, new chicken coop and plenty of room for gardening or outdoor projects. There’s even space for friends and family to park their RVs for weekend getaways!

This is more than just a home—it's a lifestyle upgrade in a sought-after community. Don't miss your chance to own this private sanctuary. Call today to book your private tour and see your new home!

Built in 2002

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2236580                         |
| Price          | \$765,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,441                            |
| Acres          | 3.34                             |
| Year Built     | 2002                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 17 Alder Green          |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M0M0                  |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

## Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings                    |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                            |
| Cooling           | None                                               |
| Fireplace         | Yes                                                |
| # of Fireplaces   | 1                                                  |
| Fireplaces        | Living Room, Wood Burning Stove                    |
| Has Basement      | Yes                                                |
| Basement          | Full, Partially Finished                           |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description   | Private              |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 20              |
| Zoning         | CRA             |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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