

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

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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 you'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 all—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 there'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 room—a spacious, dedicated area that's ideal for movie nights, gaming marathons, or simply spending quality time with family and friends. Whether you'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 that'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 cabin—the perfect place to relax, unwind, and take in the view. Whether you're entertaining or just enjoying the tranquility, you'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. There'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        | Additional Parking, Covered, Double Garage Attached, Double Garage Detached, Parking Pad, Workshop in Garage, Gravel Driveway, RV Carport |
| # of Garages   | 4                                                                                                                                         |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound |
| 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        | Family Room, Wood Burning, Free Standing                                                                             |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full                                                                                                       |

**Exterior**

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 86             |
| Zoning         | CR             |

**Listing Details**

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

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