

# \$735,000 - 10 Cliffside Trail, Rural Clearwater County

MLS® #A2207879

**\$735,000**

3 Bedroom, 2.00 Bathroom, 2,314 sqft

Residential on 2.28 Acres

NONE, Rural Clearwater County, Alberta

This 2.28-acre property offers the ideal combination of country living with convenient access to town. Located just on the outskirts of Rocky Mountain House, this property is within walking distance of the North Saskatchewan River, and a 10 min drive to Pine Hills Golf Course, Crimson and Twin Lakes. The main residence offers 2,314 sq ft of living space with a modern, open-concept design. The bright and airy main living area features vaulted ceilings, fresh paint and big windows creating an inviting atmosphere. The kitchen includes a convenient island and breakfast bar, ample cupboard space and is open to both the dining and living rooms, each with access to the front and rear decks—perfect for enjoying the outdoors. The spacious primary suite at one end of the home includes a spa-like 5-piece ensuite with a walk-in closet, offering a relaxing retreat. At the opposite end of the home, you'll find a family room with gas fireplace, two more bedrooms, an office, and a 4-piece bathroom, along with a generous entryway and convenient laundry. There's a small fenced in yard off the back deck, perfect for your pets. Outside, there's a 34x26' double detached garage that is finished and heated, with 220 power for all your workshop needs. Above the garage, is a modern 2-bedroom, wheelchair-accessible family suite. This suite features an open-concept living area, a full bathroom with a walk-in tub/shower combo, laundry, a cute balcony and a nice front deck. \* Note that the suite will need



county approval for use. And you can't forget the massive 80x50' shop with its own private driveway, offering in-floor heat, a 14x12' overhead door, two washrooms, office space, and a small covered deck. There's ample parking space for RVs, trucks, or trailers up near the shop. There's also a 40x40' detached cold storage shop with one overhead door and an enclosed seacan for additional storage needs. With plenty of room for your personal, family, or business needs, this property offers the perfect location for anyone seeking a peaceful retreat close to all the amenities of town. Whether you're looking for space for hobbies, a home-based business, or room to grow, this property has it all!

Built in 2014

### **Essential Information**

MLS® #	A2207879
Price	\$735,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,314
Acres	2.28
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	10 Cliffside Trail
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta

Postal Code T0M 0C0

### Amenities

Parking Double Garage Detached, Heated Garage, Oversized, Quad or More Detached, RV Access/Parking

# of Garages 6

### Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Cooktop, Oven-Built-In, Range Hood, Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Tile

Basement None

### Exterior

Exterior Features Fire Pit, Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Gentle Sloping, Irregular Lot, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

### Additional Information

Date Listed April 2nd, 2025

Days on Market 148

Zoning P

### Listing Details

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.