

\$779,900 - #8, Sunnynook Drive, Rural Clearwater County

MLS® #A2219705

\$779,900

4 Bedroom, 2.00 Bathroom, 1,594 sqft
Residential on 2.16 Acres

Sunnynook Estates, Rural Clearwater County,
Alberta

Gorgeous Property! Featuring a custom built timber frame home in a quiet and gated community, this home is sure to impress! Pine plank flooring through the main floor, slate flooring in the entry and shower, 9ft walls, walkout basement, this 4 bed, 2 bath home also features custom maple cabinetry and much more! Overlooking the Clearwater river, the parcel also includes a well landscaped yard, with a pristine water feature and a large shop. The shop boasts 8" concrete floor so it can handle the big jobs, 14' doors, infloor heating, and mezzanine storage. Connected to the shop is a 16' x 36' office area/man cave with its own 3 piece bathroom and infloor heat as well as its own septic tank. The subdivision has a condo fee of \$400.00 per year for the maintenance of the gate but this acreage is not part of the bareland condo association

Built in 2001

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2219705 |
| Price | \$779,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,594 |



| | |
|------------|---|
| Acres | 2.16 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | #8, Sunnynook Drive |
| Subdivision | Sunnynook Estates |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T0M 0M0 |

Amenities

| | |
|--------------|---|
| Utilities | Electricity Connected, Propane, Sewer Connected, Water Connected |
| Parking | Heated Garage, Insulated, 220 Volt Wiring, See Remarks, RV Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Open Floorplan, Vaulted Ceiling(s), Beamed Ceilings |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Propane |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, EPA Certified Wood Stove, Sealed Combustion |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Landscaped, Views, Private, Wooded |
| Roof | Metal |
| Construction | Log |
| Foundation | Wood |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 57 |
| Zoning | CR |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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