

# \$725,000 - 112 Meadow Ponds, Rural Clearwater County

MLS® #A2251243

**\$725,000**

3 Bedroom, 2.00 Bathroom, 1,783 sqft

Residential on 0.94 Acres

Diamond Willow Estates, Rural Clearwater County, Alberta

A peaceful place to call home—just 9 minutes from Rocky Mountain House. Built in 2023, this lovely property sits on nearly a full acre of land (0.94 acres), offering space, privacy, and comfort in a quiet setting.

Inside, you™ll find 3 bedrooms and 2 bathrooms, with an open floor plan and high ceilings that give the home a bright, airy feel. The fully fenced backyard is perfect for pets and kids and includes a dog run for added convenience.

There™s plenty of room for hobbies and storage with a 2-car detached garage, greenhouse, and shed. The home also features a reverse osmosis system, water softener, and chlorine remover, so you can enjoy fresh, clean water every day.

A home inspection was completed in 2024, and the new home warranty is still in place—everything feels fresh and well cared for. The basement offers high ceilings and lots of storage space, giving you room to grow or create the space you need.

This property is ready for you to move in and make it your own—a peaceful retreat with all the comforts of a newer home.



Built in 2023

## Essential Information

MLS® # A2251243

Price \$725,000

|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,783                            |
| Acres          | 0.94                             |
| Year Built     | 2023                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 112 Meadow Ponds        |
| Subdivision | Diamond Willow Estates  |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T 1A7                 |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | None                                                                           |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                              |
| Parking        | Double Garage Detached, Garage Door Opener, Asphalt                            |
| # of Garages   | 2                                                                              |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Water Softener, Window Coverings                                                 |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                           |
| Cooling           | None                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                             |

|          |                          |
|----------|--------------------------|
| Basement | Full, Partially Finished |
|----------|--------------------------|

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Lighting |
|-------------------|----------|

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
| Lot Description | Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Paved, Open Lot |
|-----------------|----------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
|--------------|--------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 9th, 2025 |
|-------------|---------------------|

|                |    |
|----------------|----|
| Days on Market | 50 |
|----------------|----|

|        |    |
|--------|----|
| Zoning | RE |
|--------|----|

|          |     |
|----------|-----|
| HOA Fees | 250 |
|----------|-----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | ANN |
|----------------|-----|

## Listing Details

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

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