\$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 1 and Half Storey, Acreage with Residence

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, Sewer Connected, Water Connected, Propane Parking Heated Garage, 220 Volt Wiring, Insulated, See Remarks, RV Garage

of Garages 2

Interior

Interior Features Beamed Ceilings, Central Vacuum, Open Floorplan, Vaulted Ceiling(s)

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, Private, Views, Wooded

Roof Metal
Construction Log
Foundation Wood

Additional Information

Date Listed May 9th, 2025

Days on Market 106 Zoning CR

Listing Details

Listing Office Century 21 Westcountry Realty Ltd.

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