

# \$765,000 - 17 Alder Green, Rural Clearwater County

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MLS® #A2236580

## \$765,000

2 Bedroom, 3.00 Bathroom, 1,441 sqft  
Residential on 3.34 Acres

NONE, Rural Clearwater County, Alberta

The perfect country home with all the amenities of a boutique farmyard with half the maintenance. Close amenities, welcoming community, and no need for updates make this move in ready for you and your loved ones. Enjoy the new fenced yard for the dog! This well designed, immaculate country home sits on 3+ private acres in the beautiful Alder Green Acres subdivision at Crammond. With ample space in this 3-bedroom/2.5-bath home offers a wonderful blend of comfort, style, and functionality in a peaceful, rural setting. The main floor hosts a gorgeous Primary along with a large second bedroom and open-air living areas. The executive kitchen with commercial stainless appliances, walk-in pantry, and quality granite counters is a dream. With easy access to the backyard, you'll find herb gardens and multiple raised beds. Down to the bright walk-out Lower level, we find a massive storage/craft area, cold room, generous living room, lower entry, and a very good sized bedroom with laundry facilities that are bright and accessible.

From the moment you step inside, you'll appreciate the rich hardwood floors, stunning granite countertops, and the overall pride of ownership throughout. The South and east-facing deck is perfect for soaking up the sun, entertaining guests, or simply enjoying the quiet of nature. An easy upkeep space for those who love to know nature is right outside.



Ideal for families and hobbyists alike, the property features a fully fenced backyardâ€”a secure haven for dogsâ€”plus three storage sheds, a beautiful greenhouse, a heated garage, new chicken coop and plenty of room for gardening or outdoor projects. Thereâ€™s even space for friends and family to park their RVs for weekend getaways!

This is more than just a homeâ€”it's a lifestyle upgrade in a sought-after community. Don't miss your chance to own this private sanctuary. Call today to book your private tour and see your new home!

Built in 2002

### Essential Information

MLS® #	A2236580
Price	\$765,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	3.34
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	17 Alder Green
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage
# of Garages	2

## Interior

Interior Features	Granite Counters, High Ceilings
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	13
Zoning	CRA

## Listing Details

Listing Office	Sotheby's International Realty Canada
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