

# \$798,700 - 112 Meadow Ponds, Rural Clearwater County

MLS® #A2196295

## \$798,700

3 Bedroom, 2.00 Bathroom, 1,783 sqft

Residential on 0.94 Acres

Diamond Willow Estates, Rural Clearwater County, Alberta

2023 Home on .94 acres! 3 Bedrooms , 2 baths and open floor plan. Neutral colors through out. Have a new home without the hassle of finishing touches. Seller has done landscaping, garage, fencing, greenhouse, shed, water softener, chlorine remover, reverse osmosis system, window coverings, flooring in basement and drywall! - Over \$60,000 in improvements. Bright open kitchen with large center island opens onto living room. Master bedroom has a walk-in closet and amazing ensuite. Main floor laundry. Bright open additional rooms. Basement features high ceilings and extra storage. New home warranty, home inspection from 2024 and information brochure available to view. Double detached garage lined and insulated. Landscaping includes top soil, sod, 4 apple trees, 2 Evan cherries, saskatoon berries, hyssop berries & goose berries. Generator hook up installed.



Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2196295  |
| Price          | \$798,700 |
| 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        | Asphalt, Double Garage Detached, Garage Door Opener                            |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Refrigerator, Range Hood, Stove(s), Window Coverings, Water Softener   |
| Heating           | Forced Air, Fireplace(s), 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, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Open Lot, Paved |
| Roof            | Asphalt Shingle  |
| Construction    | Vinyl Siding, Wood Frame   |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 159                 |
| Zoning         | RE                  |
| HOA Fees       | 250                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

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

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