

\$769,900 - 125 Clearwater Heights, Rural Clearwater County

MLS® #A2247050

\$769,900

2 Bedroom, 3.00 Bathroom, 1,548 sqft
Residential on 3.69 Acres

Clearwater Heights, Rural Clearwater County,
Alberta

Renovated Home on 3.89 Acres in Clearwater Heights â€” Private, Peaceful, and Packed with Possibilities

Discover the perfect blend of comfort, privacy, and natural beauty in this charming 1.5-storey home located in the sought-after Clearwater Heights community. Fully renovated and thoughtfully landscaped, this 1,548 sq.ft. residence sits on a sprawling 3.69-acre lot, offering space to breathe and room to grow on this new subdivision.

Step onto the expansive wrap-around deck and take in the tranquil surroundingsâ€”ideal for entertaining, relaxing, or simply enjoying the outdoors. Inside, the home features modern updates while retaining its cozy character, making it move-in ready for families, retirees, or weekend adventurers.

A separate guest house adds versatility, whether for hosting visitors or creating a private workspace. The double detached garage and additional shop provide ample room for vehicles, tools, and recreational gear. Additionally, this property boast a well drilled just 2 yrs ago, a boiler system and filtration system that both have transferable warranty. Located on a quiet no-exit road, the property offers peace and seclusion, yet remains close to the stunning Clearwater River as well as Phyllis Lake. Whether you're into fishing, hiking, kayaking or simply soaking in nature,



this location delivers.

With mature landscaping, open green space, and a setting that feels like a retreat, this property is a rare find. Experience the lifestyle Clearwater Heights has to offer—where nature meets comfort, and every day feels like a getaway.

Built in 1983

Essential Information

MLS® #	A2247050
Price	\$769,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,548
Acres	3.69
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	125 Clearwater Heights
Subdivision	Clearwater Heights
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Amenities

Parking	Double Garage Detached
# of Garages	4

Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Water Conditioner
Heating	Baseboard, Natural Gas, Boiler, Hot Water, Wood Stove
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, No Neighbours Behind, Treed, Creek/River/Stream/Pond
Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	August 11th, 2025
Days on Market	50
Zoning	A

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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