

# \$430,000 - 8 Pine Ridge Way, Rural Clearwater County

MLS® #A2221462

**\$430,000**

2 Bedroom, 2.00 Bathroom, 1,681 sqft

Residential on 4.97 Acres

Pine Ridge Estates, Rural Clearwater County,  
Alberta

Discover acreage living at its finest with this charming and updated 16x70 mobile home on 4.97 acres! This beautifully renovated home features a 14x38 addition that exudes cozy comfort, complete with a wood stove for those chilly evenings. Offering 2 spacious bedrooms and a versatile office that can easily be converted into a third bedroom with an IKEA closet, and 2 Full bathrooms this home is perfect for families, couples, or anyone seeking a peaceful rural lifestyle.

Recent upgrades include newer shingles, a refreshed kitchen, and a renovated bathroom—move-in ready with modern touches throughout. Step outside to a large covered deck that offers privacy and a serene view with your own pond and the back of the property, creating the perfect spot for relaxing or entertaining.

The home is set on concrete pilings and includes a generous gravel area for parking or future garage development. Whether you're a first-time buyer or looking to downsize without giving up space and tranquility, this is the ideal starter acreage.

Built in 1984

## Essential Information



|                |   |
|----------------|---|
| MLS® #         | A2221462  |
| Price          | \$430,000                                       |
| Bedrooms       | 2   |
| Bathrooms      | 2.00  |
| Full Baths     | 2   |
| Square Footage | 1,681   |
| Acres          | 4.97  |
| Year Built     | 1984  |
| Type           | Residential                                     |
| Sub-Type       | Detached  |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active  |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8 Pine Ridge Way        |
| Subdivision | Pine Ridge Estates      |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T2A4                  |

### Amenities

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan  |
| Appliances        | Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Wood Stove, Wood                                 |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning Stove  |
| Basement          | None  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard                               |
| Lot Description   | Back Yard, Gazebo, Lawn, Many Trees, Private, Wooded |
| Roof              | Asphalt Shingle                                      |

|              |              |
|--------------|--------------|
| Construction | Vinyl Siding |
| Foundation   | None         |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | May 16th, 2025 |
| Zoning      | CRMI           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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