

# \$365,000 - 25 Alder Green Close, Rural Clearwater County

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MLS® #A2233433

**\$365,000**

2 Bedroom, 1.00 Bathroom, 880 sqft  
Residential on 2.50 Acres

Alder Green Acres, Rural Clearwater County,  
Alberta

**BREAKING NEWS FROM THE ENCHANTED WOODS:** Little Redâ€™s Dream Retreat is Now on the Market! Once upon a time, nestled deep within a whispering forest & hidden beneath a thick canopy of towering trees, a magical 1 ½ story cabin stood, waiting patiently for its next storyteller. Whether you're looking for a weekend escape or a full-time fairy tale lifestyle, this private & heavily treed retreat is ready to welcome you just like Grandmaâ€™s cottage once didâ€”but with far fewer wolves & far more charm. As you follow the winding driveway through the woods, a sense of peace takes hold. Step onto the wraparound deck, sip your morning brew or evening elixir, & listen to the birdsong echoing through the trees. Behind the cabin, a raised deck & a charming gazebo-ready space (gazebo included) beckon for tea parties or twilight dinners under the stars. Inside, this cozy 2-bedroom cabin is as enchanting as any storybook. The main floor offers a delightful bedroomâ€”ideal for guests or even as your primary suite, & a charming 4-piece bathroom, complete with a claw-foot soaker tub perfect for bubble baths & storybook endings. The heart of the home is its spacious open-concept living area, warmed by a floor-to-ceiling stone gas fireplace, soaring tongue-and-groove vaulted ceilings, & generous windows that pour in light like sunbeams through the forest.



A large dining space connects seamlessly to a well-laid-out kitchen, fully equipped with all the essentials, right down to the forks and knives. Yes, you can move right in and start making memories immediately as this home comes with just about everything you see! Climb the staircase to your lofted primary bedroom, where you'll overlook the grand living & dining spaces, and enjoy an unbroken view straight through to the forested world beyond. It's a perch worthy of any woodland royalty. Outside, the whimsical bunkhouse doubles as a handy storage shed, & the property also features a 10x12 greenhouse for your veggies, a 6x7 metal shed, rustic woodshed, outhouse, & a covered equipment/party shack—perfect for hosting forest friends or storing your adventure gear. Backing onto a 16-acre reserve, you're gifted even more serenity, peace, space, & seclusion. There's ample room to build a garage or workshop tailored to your needs. Just 10 minutes to Caroline, 20 minutes to Sundre, & 40 minutes to Red Deer, with the legendary West Country nearby for fishing, quadding, sledding, golfing, & hiking—this location truly is the stuff of fables. So pack your basket, follow the winding path, & come see this magical forest escape for yourself. Because every great adventure begins at home! & "Home Is Where Your Story Begins!"

Built in 1988

### Essential Information

MLS® #	A2233433
Price	\$365,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	880

Acres	2.50
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	25 Alder Green Close
Subdivision	Alder Green Acres
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### **Amenities**

Parking Spaces	10
Parking	Off Street, RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Master Downstairs, Natural Woodwork
Appliances	Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Fireplace(s), Natural Gas, Wall Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Mantle, Stone, Glass Doors
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gazebo, Private, Secluded, Treed, Irregular Lot, Native Plants, Wooded
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	53
Zoning	CRA

### **Listing Details**

Listing Office	CIR Realty
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