

\$595,000 - 80002 Old Highway 11a, Rural Clearwater County

MLS® #A2246573

\$595,000

3 Bedroom, 2.00 Bathroom, 1,139 sqft
Residential on 4.06 Acres

Pine Ridge Estates, Rural Clearwater County,
Alberta

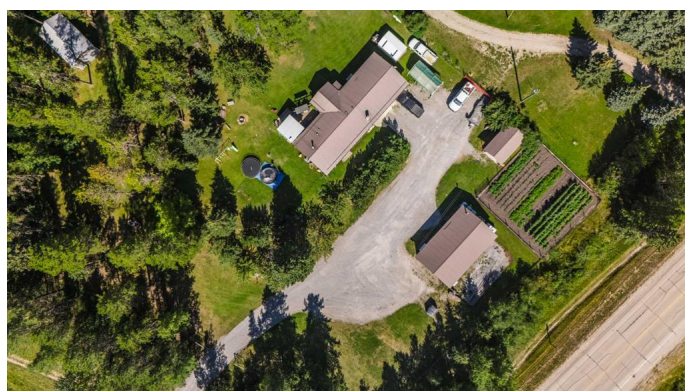
Just west of Rocky Mountain House, on pavement and only minutes from the golf course, this acreage offers the perfect balance of convenience and peaceful country living. Mature, lush trees wrap the property in privacy, creating a tranquil retreat you can come home to every day.

Step into the beautifully landscaped yard and youâ€™ll find fruit trees ready for summer picking, a well-producing garden to grow your own fresh vegetables, and multiple storage sheds to keep everything organized. Imagine quiet mornings in the brand-new gazebo on the private back deck, coffee in hand, listening to the breeze move through the trees.

The home itself has been upgraded for comfort and peace of mindâ€™new central A/C unit, furnace, hot water tank, and eavestroughsâ€™plus the attached double garage now has a newly insulated ceiling, making it a functional space year-round.

For the hobbyist, the large shop is ready for anything. Outfitted with a vehicle hoist, brand-new insulation and plywood, upgraded electrical with a new panel, and 220 powerâ€™itâ€™s perfect for projects.

This is acreage living without compromise:



room to breathe, space to work, and a setting youâ€™ll never want to leaveâ€”all just minutes from town.

Built in 1959

Essential Information

MLS® #	A2246573
Price	\$595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,139
Acres	4.06
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modified Bi-Level
Status	Active

Community Information

Address	80002 Old Highway 11a
Subdivision	Pine Ridge Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 1G3

Amenities

Parking	Double Garage Attached
# of Garages	4

Interior

Interior Features	Bar
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Corner Lot, Fruit Trees/Shrub(s), Garden, Gazebo, Treed
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Zoning	CRA

Listing Details

Listing Office	CIR Realty
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