

# \$399,000 - 9 South Raven Close, Rural Clearwater County

---

MLS® #A2232079

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,429 sqft  
Residential on 1.07 Acres

South Raven Heights, Rural Clearwater  
County, Alberta

CHARMING COUNTRY LIVING! Cedar Home on 1.07 acres. Tucked away in a peaceful rural cul-de-sac, this storybook 1.5-story cedar cabin rests on a stunningly treed 1.07-acre lot. Offering three bedrooms and two full bathrooms, this warm and welcoming home perfectly blends rustic charm with practical comfort. Inside, you'll find soaring vaulted wood ceilings with exposed beams, enhancing the spacious open-concept living area. A dramatic stone chimney rises the full two stories, anchoring the wood stove and creating a cozy focal point. Sunlight pours through large windows, framing gorgeous views of the wraparound deck and beautifully landscaped yard. The kitchen is a compact and functional U-shape with freshly painted cabinets that add a cheerful touch. The living room features newly updated flooring, while main floor laundry adds everyday convenience. Upstairs, the vaulted master bedroom offers a serene escape With a three-piece suit, including a clawfoot tub and pedestal sink. Step out the sliding doors onto the morning balcony and enjoy your coffee before you head downstairs You will enjoy the loft area overlooking the front room, A perfect place to have your library or office or a nice little sitting area and it adds architectural interest and flexible space. The grounds are absolutely enchanting, with mature pine and spruce trees, flowering



shrubs, and a thoughtfully maintained yard. A charming little wood shed adds rustic flair, and the circular driveway provides easy access for vehicles and guests alike. The 15â€™ x 28â€™ barn-style garage includes a loft area and a quaint upper deckâ€”perfect for relaxing, hobbies, or additional storage. Built in 1985, the cabin carries just the right amount of vintage personalityâ€”well-loved and cute as a button. Whether youâ€™re looking for a peaceful retreat or a full-time home with soul, this property is a true gem.?? Donâ€™t miss your chance to own this slice of paradise. Schedule your showing today!

Built in 1985

**Essential Information**

MLS® #	A2232079
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,429
Acres	1.07
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

**Community Information**

Address	9 South Raven Close
Subdivision	South Raven Heights
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

**Amenities**

Parking Spaces	3
Parking	Heated Garage, Off Street, Oversized, See Remarks, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), French Door, High Ceilings, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Track Lighting
Appliances	Gas Stove, Refrigerator, Washer/Dryer, Satellite TV Dish
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	See Remarks, Crawl Space

### Exterior

Exterior Features	Balcony, Dog Run, Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Lawn, Many Trees, Treed, Dog Run Fenced In
Roof	Metal
Construction	Cedar
Foundation	ICF Block

### Additional Information

Date Listed	June 17th, 2025
Days on Market	17
Zoning	CR

### Listing Details

Listing Office	REMAX ACA Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.