# \$725,000 - 112 Meadow Ponds, Rural Clearwater County

MLS® #A2251243

## \$725,000

3 Bedroom, 2.00 Bathroom, 1,783 sqft Residential on 0.94 Acres

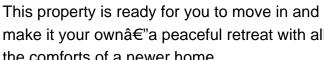
Diamond Willow Estates, Rural Clearwater County, Alberta

A peaceful place to call homeâ€"just 9 minutes from Rocky Mountain House. Built in 2023, this lovely property sits on nearly a full acre of land (0.94 acres), offering space, privacy, and comfort in a quiet setting.

Inside, you'II find 3 bedrooms and 2 bathrooms, with an open floor plan and high ceilings that give the home a bright, airy feel. The fully fenced backyard is perfect for pets and kids and includes a dog run for added convenience.

There's plenty of room for hobbies and storage with a 2-car detached garage, greenhouse, and shed. The home also features a reverse osmosis system, water softener, and chlorine remover, so you can enjoy fresh, clean water every day. A home inspection was completed in 2024, and the new home warranty is still in placeâ€"everything feels fresh and well cared for. The basement offers high ceilings and lots of storage space, giving you room to grow or create the space you need.

make it your ownâ€"a peaceful retreat with all the comforts of a newer home.



Built in 2023

### **Essential Information**

MLS®# A2251243 Price \$725,000







Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,783

Acres 0.94

Year Built 2023

Type Residential

Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 112 Meadow Ponds

Subdivision Diamond Willow Estates

City Rural Clearwater County

County Clearwater County

Province Alberta

Postal Code T4T 1A7

## **Amenities**

Amenities None

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Asphalt

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen

Island, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows,

Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Garage Control(s), Range Hood, Refrigerator,

Stove(s), Water Softener, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Lighting

Lot Description Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Landscaped,

Lawn, Paved, Open Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 9th, 2025

Days on Market 40

Zoning RE

HOA Fees 250

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Century 21 Westcountry Realty Ltd.

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