



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

125 CLEARWATER HEIGHTS Rural Clearwater County, Alberta

MLS # A2247050



\$769,900

Division:	Clearwater Heights		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,548 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	3.69 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Treed		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-36-7-W5
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: negotiable

Renovated Home on 3.89 Acres in Clearwater Heights – Private, Peaceful, and Packed with Possibilities Discover the perfect blend of comfort, privacy, and natural beauty in this charming 1.5-storey home located in the sought-after Clearwater Heights community. Fully renovated and thoughtfully landscaped, this 1,548 sq.ft. residence sits on a sprawling 3.89-acre lot, offering space to breathe and room to grow. Step onto the expansive wrap-around deck and take in the tranquil surroundings—ideal for entertaining, relaxing, or simply enjoying the outdoors. Inside, the home features modern updates while retaining its cozy character, making it move-in ready for families, retirees, or weekend adventurers. A separate guest house adds versatility, whether for hosting visitors or creating a private workspace. The double detached garage and additional shop provide ample room for vehicles, tools, and recreational gear. Located on a quiet no-exit road, the property offers peace and seclusion, yet remains close to the stunning Clearwater River as well as Phyllis Lake. Whether you're into fishing, hiking, kayaking or simply soaking in nature, this location delivers. With mature landscaping, open green space, and a setting that feels like a retreat, this property is a rare find. Experience the lifestyle Clearwater Heights has to offer—where nature meets comfort, and every day feels like a getaway.