



**12 Ricinus Ridge Drive  
Rural Clearwater County, Alberta**

**MLS # A2303761**



**\$629,900**

<b>Division:</b>	Ricinus Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking, Triple Garage Detached		
<b>Lot Size:</b>	2.42 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees, Native Plants, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	14-36-7-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, B/I MICROWAVE, WASHER, DRYER, BSMT B/I TV STAND, LAUNDRY SINK, SHED (WEST YARD), GREENHOUSE, GARDEN BOXES, NAT. GAS BBQ ON DECK, GARAGE WORKBENCH ON NORTH WALL, DOG RUN.

Welcome to 12 Ricinus Ridge Drive — offering 4 BEDROOMS, 2 BATHROOMS, and a detached HEATED TRIPLE GARAGE. This is an outstanding opportunity to experience peaceful country living on 2.42 ACRES, backing onto an ENVIRONMENTAL RESERVE with no neighbours behind. A perfect combination of privacy, practicality, and convenient access to Alberta’s desirable West Country lifestyle. Built in 2000, this well cared for & updated bi-level home features 4 BEDROOMS (3 up, 1 down) and 2 FULL BATHROOMS, making it a great fit for families or those seeking extra space. The entryway is spacious and filled with natural sunlight — perfect for a mini sunroom/plants! The main floor showcases a warm and welcoming feel with a WOOD-BURNING FIREPLACE, a blend of hardwood and luxury vinyl plank flooring, and patio doors opening to a spacious deck with glass railing and a NATURAL GAS BBQ HOOKUP. The Kitchen features a large island and stone countertops. The primary bedroom includes cheater access to the 5-piece bathroom, while two additional bedrooms complete the upper level. Downstairs offers a second primary suite with a large WALK-IN CLOSET and a comfortable “man cave” space featuring a GAS FIREPLACE — ideal for relaxing or entertaining. The utility/laundry room has been upgraded with a new laundry sink and additional kitchen cabinetry, providing excellent functional storage. A number of recent updates add value and peace of mind, including newer shingles (approx. 6 years), hot water tank (2022), new pressure tank, added insulation in both the home and garage, all new stainless steel appliances (LG stove & fridge, Bosch dishwasher), freshly stained deck, new garage door opener, yard light, whirly birds, new toilet, bidet seat, and more. The HEATED TRIPLE GARAGE (double

+ single door) features a NEW LENNOX HEATER, making it ideal for a workshop, storage, projects, or keeping vehicles warm year-round. Outside, the property truly stands out. The yard is beautifully set up with NEW PAGE WIRE FENCING and new driveway gates. Beyond the fence, a nicely treed area blends with mature landscaping, enhanced by 12 newly planted trees and shrubs. The limestone driveway/parking area and stunning exposed aggregate work from the garage to the home add to the overall curb appeal, while gemstone lighting provides an extra touch. Enjoy evenings around the graveled FIREPIT area—perfect for summer nights. Garden enthusiasts will appreciate the 2 NEW RAISED CEDAR GARDEN BEDS and the impressive GREENHOUSE complete with built-in boxes, CISTERN, AUTOMATIC VENTING, and a POTTING BENCH. A spacious GARDEN SHED offers additional storage, and there is convenient DOG RUN access directly from the heated garage. A new RV PARKING PAD adds even more functionality to this versatile property. With high-speed internet coming soon and quick access to the West Country for hiking, fishing, and outdoor adventures, this acreage delivers exceptional value for those looking to enjoy rural living without giving up modern conveniences.