



GRASSROOTS
REALTY GROUP

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2, SPRUCE PARK
Rural Clearwater County, Alberta

MLS # A2335326



\$449,999

Division:	Spruce Park Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,209 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Gravel Driveway		
Lot Size:	2.18 Acres		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Many Trees, Private, See Remarks, V		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	32-35-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Block, Piling(s)	Utilities:	Natural Gas Connected
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Skylight(s), Vinyl Windows		

Inclusions: Water Softener and Reverse Osmosis filtration system, wood shed, and storage shed.

Located in Spruce Park Estates, just a few minutes west of Caroline, this 3-bedroom acreage sits on 2.18 acres of the kind of space that makes you exhale. The house has been renovated top to bottom, and it shows — nothing here needs a project list, it's just ready to live in. The home features a large addition with a wood-burning fireplace and a storage room with a second fridge, plus a spacious primary bedroom. Light moves through the whole house in a way that makes it feel bigger than it is. Outside, the detached double garage does more than hold vehicles — it has power, remote overhead doors, side access for firewood or a third vehicle, and a loft for storage. Between that and the two covered decks (a 31' x 9' south-facing one for long afternoons, and a 15' x 10' northwest-facing one that catches the evening shade), you've got outdoor living sorted no matter the season. The grounds are established — mature trees, garden beds already in, and enough open ground to garden, entertain, or just let the kids and dogs run. It's the rare property where the work's been done and all that's left is deciding how you want to use the space.