

# \$798,700 - 112 Meadow Ponds, Rural Clearwater County

MLS® #A2196295

## \$798,700

3 Bedroom, 2.00 Bathroom, 1,783 sqft

Residential on 0.94 Acres

Diamond Willow Estates, Rural Clearwater County, Alberta

2023 Home on .94 acres! 3 Bedrooms , 2 baths and open floor plan. Neutral colors through out. Have a new home without the hassle of finishing touches. Seller has done landscaping, garage, fencing, greenhouse, shed, water softener, chlorine remover, reverse osmosis system, window coverings, flooring in basement and drywall! - Over \$60,000 in improvements. Bright open kitchen with large center island opens onto living room. Master bedroom has a walk-in closet and amazing ensuite. Main floor laundry. Bright open additional rooms. Basement features high ceilings and extra storage. New home warranty, home inspection from 2024 and information brochure available to view. Double detached garage lined and insulated. Landscaping includes top soil, sod, 4 apple trees, 2 Evan cherries, saskatoon berries, hyssop berries & goose berries. Generator hook up installed.



Built in 2023

## Essential Information

MLS® #	A2196295
Price	\$798,700
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	Asphalt, Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Refrigerator, Range Hood, Stove(s), Window Coverings, Water Softener
Heating	Forced Air, Fireplace(s), 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
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Lot Description	Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Open Lot, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	154
Zoning	RE
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Westcountry Realty Ltd.
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