

# \$719,000 - 13 Green Valley Lane, Rural Clearwater County

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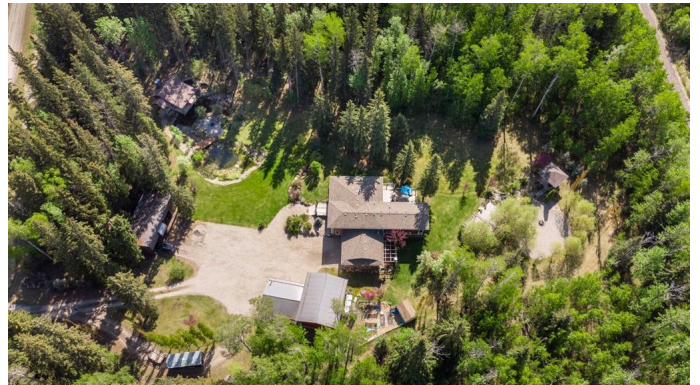
MLS® #A2227413

**\$719,000**

5 Bedroom, 3.00 Bathroom, 2,544 sqft  
Residential on 3.01 Acres

Green Valley Estates, Rural Clearwater  
County, Alberta

If you've been dreaming of the perfect balance between peaceful country living and all the comforts of a thoughtfully upgraded home, this exceptional property offers it all—and then some. Set on a serene and treed 3-acre parcel, this beautifully landscaped acreage is a rare gem that combines space, privacy, functionality, and charm in equal measure. Extensively renovated in 2009 including new foundation, this home has been thoughtfully modernized while still maintaining its warm, welcoming character. The home is warm and inviting, featuring five spacious bedrooms and three full bathrooms, including a beautiful 5-piece ensuite. The heart of the home offers both elegance and comfort, with refinished real wood floors that were recently sanded and sealed to bring out their natural beauty. The living areas are cozy and welcoming, particularly the family room, where a wood-burning fireplace creates the perfect spot to gather on cooler evenings. The kitchen is well-appointed, with a dishwasher, stove, and microwave that are only three years old, and there's a tankless hot water system that was serviced just last year to ensure efficient and reliable performance. One of the standout features of this home is the amazing theatre and family room—a spacious, dedicated area that's ideal for movie nights, gaming marathons, or simply spending



quality time with family and friends. Whether you're hosting a crowd or enjoying a quiet night in, this space is designed for comfort, entertainment, and togetherness. The basement features in-floor heating, keeping things toasty underfoot, while central air conditioning ensures you're cool and comfortable all summer long. The home also benefits from a mix of double- and triple-pane windows. Outdoors, the lifestyle opportunities are truly incredible. Step outside to a sprawling backyard oasis that's equal parts peaceful and picturesque. At the heart of the landscape is a large, multi-tiered pond system, complete with a fountain, aeration system, and teeming with koi and goldfish. Overlooking the water is a charming cabin—the perfect place to relax, unwind, and take in the view. Whether you're entertaining or just enjoying the tranquility, you'll love the two separate fire-pit areas, the gazebo gathering space, walking trail, and the back deck, wired for both a hot tub and a stereo system. There's even a hot and cold exterior tap setup for easy outdoor use, from washing pets to gardening. Storage and workspace options abound: A heated double attached garage for daily use, A massive 3-bay cold storage shed with power, ideal for RVs, boats, equipment, or extra vehicles, A detached garage with an attached workshop and an office space above, perfect for those hobbyists. The property is beautifully landscaped, with a dedicated garden area and matching garden shed, plus a cell booster system to enhance connectivity. Key mechanical updates include a septic tank pump replaced in 2024 and the tank professionally pumped the same year.

Built in 1972

## **Essential Information**

MLS® #

A2227413

Price	\$719,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,544
Acres	3.01
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

### Community Information

Address	13 Green Valley Lane
Subdivision	Green Valley Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available
Parking Spaces	10
Parking	Additional Parking, Covered, Double Garage Attached, Double Garage Detached, Parking Pad, RV Carport, Workshop in Garage, Gravel Driveway
# of Garages	4

### Interior

Interior Features	Bookcases, Built-in Features, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Free Standing, Wood Burning

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Yard, Storage
Lot Description	Brush, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Many Trees, Private, Treed
Roof	Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	61
Zoning	CR

## Listing Details

Listing Office	RE/MAX real estate central alberta
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