

\$275,000 - 4521 Van Eaton Way, Clive

MLS® #A2263968

\$275,000

4 Bedroom, 2.00 Bathroom, 1,204 sqft

Residential on 0.01 Acres

NONE, Clive, Alberta

WELCOME TO CLIVE! From the great Van Eaton Way comes a solid 2009 half duplex, featuring 1204 square feet, a fenced backyard, and a front balcony to take in one of the well kept neighbourhood. Open concept spanning the living room, dining room and kitchen at the front of the home. Real wood cabinets and a peninsula island with breakfast bar. Down the hall three bedrooms greet us, with the master being at the very back of the home and enjoying southern sun as it looks upon the fully fenced backyard. A four piece bathroom and a laundry room complete the upper floor. Downstairs is partially finished and offers a large family room, a 2 piece bathroom, a framed out fourth bedroom and a utility room with central vac and roughed in in-floor heating. Clive is a tremendous community offering a great school, pharmacy, excellent food and lovely people. For everything else Lacombe is just 20 minutes down the road and Red Deer just 35!

Built in 2009

Essential Information

MLS® #	A2263968
Price	\$275,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,204
Acres	0.01
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	4521 Van Eaton Way
Subdivision	NONE
City	Clive
County	Lacombe County
Province	Alberta
Postal Code	T0C 0Y0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete, ICF Block

Additional Information

Date Listed	October 17th, 2025
Days on Market	20
Zoning	Residential

Listing Details

Listing Office Alberta Realty Inc.

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