

\$849,900 - 112 Meadow Ponds, Rural Clearwater County

MLS® #A2196295

\$849,900

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	\$849,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,783



Acres	0.94
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
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, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Window Coverings, Water Softener
Heating	Fireplace(s), Forced Air, 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
-------------------	----------

Lot Description	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Dog Run Fenced In, Open Lot, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2025
Days on Market	40
Zoning	RE
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office Century 21 Westcountry Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.