

5 Eden Valley Drive

Rural Clearwater County, Alberta

MLS # A2258486

\$479,900

		Division:		Eden Valley	
		Type:		Residential/House	
		Style:		Acreage with Residence, Bungalow	
		Size:		838 sq.ft.	Age: 1980 (45 yrs old)
		Beds:		4	Baths: 2
		Garage:		Carport, Double Garage Detached, RV Access/Parking	
		Lot Size:		7.09 Acres	
		Lot Feat:		Back Yard, Backs on to Park/Green Space, Brush, Corner Lot, Dog R	
Heating:		Forced Air, Natural Gas, Wood, Wood Stove		Water:	Private, Well
Floors:		Hardwood, Linoleum		Sewer:	Holding Tank, Septic Field, Septic Tank
Roof:		Asphalt Shingle		Condo Fee:	-
Basement:		Finished, Full, Partially Finished		LLD:	33-38-7-W5
Exterior:		Concrete, Wood Frame		Zoning:	CRA
Foundation:		Wood		Utilities:	-
Features:		Kitchen Island, Pantry			

Charming Hillside Bungalow with Scenic Acreage & Bonus Cabin! This bright and welcoming hillside bungalow offers a perfect blend of original charm and modern updates. The open-concept main floor is filled with natural light and showcases stunning original hardwood flooring. The spacious family room features a brand new freestanding wood-burning stove (2023), creating a cozy retreat year-round. Step outside to enjoy the updated back deck (2024) overlooking a large garden area—perfect for relaxing or entertaining. Major upgrades include a fully new septic system (2024), hot water tank and furnace replacement (2018), and shingles (2017), ensuring peace of mind for years to come. The home was moved onto a new PWF (Preserved Wood Foundation) in 1998, offering a solid foundation and modern reliability. Also on the property is a new 12x32 cabin, featuring sleeping quarters, roughed-in bathroom, and an open kitchen/living room area—ideal for guests, extended family, or potential rental income. For those needing space for projects or storage, there’s a 20x22 detached garage with a lean-to, and a large storage shed with additional covered storage areas. While the home has seen many thoughtful renovations, a few finishing touches remain—offering a fantastic opportunity to add your personal style. This acreage truly needs to be seen to be fully appreciated. This truly is an acreage that has it all at an affordable price!