

# \$549,900 - 13 Everdell Drive, Rural Clearwater County

MLS® #A2231350

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 1.84 Acres

Everdell, Rural Clearwater County, Alberta

Beautifully landscaped acreage, located on pavement in Everdell Subdivision only 10 min. south of Rocky Mountain House. The 1980 bungalow has been nicely kept and upgrades over the years include siding, metal roof, triple glazed vinyl windows, hot water tank and pressure tank. The main floor offers a spacious living room, a bright kitchen and dining room, a master bedroom with a 2 pce ensuite, 2 additional bedrooms, a full bathroom, and a conveniently situated laundry room. The developed basement hosts a large family room, a bedroom (the window might not meet egress), a full bathroom and a large utility/storage room. The rear covered patio is the ideal outdoor space. 22x26 detached is insulated, boarded, wired, and roughed-in with a natural gas line. Large fenced garden spot, storage shed, flower beds and mature trees. This one owner property truly shows pride of ownership. The subdivision is a nice and inviting community with Prairie creek only steps away. The wood fireplace in the basement and the woodstove in the garage haven't been used for a long time and are sold as is.

Built in 1980

## Essential Information

MLS® # A2231350

Price \$549,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	1.84
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	13 Everdell Drive
Subdivision	Everdell
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

### Amenities

Parking	Double Garage Detached, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, See Remarks, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Paved, See Remarks
Roof	Metal
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	15
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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