\$479,900 - 5 Eden Valley Drive, Rural Clearwater County

MLS® #A2258486

\$479,900

4 Bedroom, 2.00 Bathroom, 838 sqft Residential on 7.09 Acres

Eden Valley, Rural Clearwater County, Alberta

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 areaâ€"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,

Also on the property is a new 12x32 cabin, featuring sleeping quarters, roughed-in bathroom, and an open kitchen/living room areaâ€"ideal for guests, extended family, or potential rental income.

offering a solid foundation and modern

reliability.

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

While the home has seen many thoughtful renovations, a few finishing touches remainâ€"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!

Built in 1980

Essential Information

MLS® # A2258486 Price \$479,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2
Square Footage 838

Square Footage 838 Acres 7.09

Year Built 1980

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 5 Eden Valley Drive

Subdivision Eden Valley

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T4T 2A2

Amenities

Parking Carport, Double Garage Detached, RV Access/Parking

of Garages 2

Interior

Interior Features Kitchen Island, Pantry

Appliances Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas, Wood, Wood Stove

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Finished, Full, Partially Finish

Exterior

Exterior Features Private Yard, Dog Run

Lot Description Back Yard, Backs on to Pa

Landscaped, No Neighbours

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Wood

Additional Information

Date Listed September 19th, 2025

Days on Market 29

Zoning CRA

Listing Details

Listing Office Royal LePage Network Realty Corp.

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