

\$549,900 - 12 Ricinus Ridge Drive, Rural Clearwater County

MLS® #A2207124

\$549,900

4 Bedroom, 2.00 Bathroom, 1,158 sqft
Residential on 2.42 Acres

NONE, Rural Clearwater County, Alberta

Step into the heart of the West Country to a nature lover's paradise... surrounded by towering trees and lush greenery this could be your next home! Whether it's snuggling up in front of the cozy fireplace or sitting on the deck listening to the birds sing, this home is where memories are made. A sprawling 2.42 acres gives you plenty of room to roam and explore, with no neighbours behind for full privacy. The detached TRIPLE car garage provides ample storage space and a workbench for the handy man to tinker. For the avid gardener is a fully equipped greenhouse with power and a ventilation system in place. ADDITIONALLY, there is an attached dog run to the garage and large shed for extra storage! Stepping inside this updated home is a spacious living room complimented with hardwood floors and plenty of natural light. A large south facing window allows for a picture-perfect afternoon coffee, relaxing on the couch. Upstairs boasts 3 bedrooms and a large 4-piece bathroom with updated vanity. Head downstairs to discover an expansive 4th bedroom paired with a large WALK-IN CLOSET and additional storage room. Down the hallway is another beautifully updated 3-piece bathroom. Spend Friday pizza night's cozying up beside the gas fireplace while watching movies in the family REC room. This is a home that truly keeps giving... a large deck off the kitchen offers the perfect hosting space with a gas BBQ



included. In addition to this property's thoughtful landscaping is an RV pad and plenty of room for toys. Explore your own backyard, tend the garden, or sit around a crackling fire, the opportunities here are endless. Private, quiet, and brimming with charm—this is the acreage you'll want to call HOME!

Built in 2000

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2207124 |
| Price | \$549,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,158 |
| Acres | 2.42 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 12 Ricinus Ridge Drive |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T0M0M0 |

Amenities

| | |
|--------------|--|
| Parking | Driveway, Garage Door Opener, Triple Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s) |
|-------------------|---|

| | |
|-----------------|---|
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Barbecue, Kennel |
| Lot Description | Dog Run Fenced In, Few Trees, Brush, Gentle Sloping |
| Roof | Shingle |
| Construction | Vinyl Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 2 |
| Zoning | CR |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
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