

# \$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
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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	39
Zoning	RE
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Century 21 Westcountry Realty Ltd.

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