$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, 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 areaâ€”ideal for guests, extended family, or potential rental income.
For those needing space for projects or storage, thereâ€™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 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
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

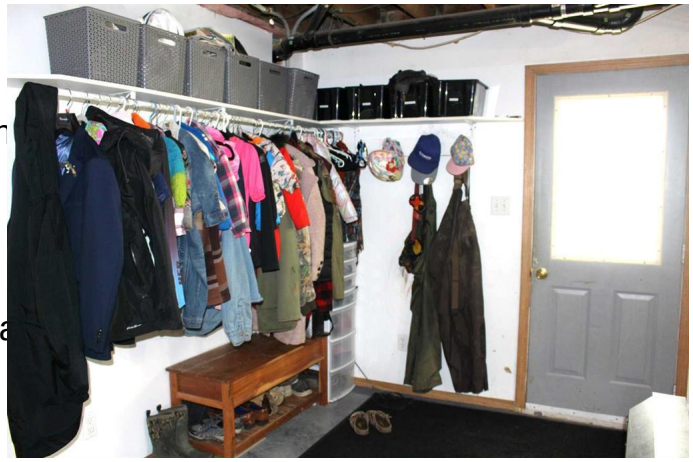
Amenities

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	32
Zoning	CRA

Listing Details

Listing Office	Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.