

# \$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	3
Zoning	CR

### **Listing Details**

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

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.