\$1,175,000 - 224 James River Ridge, Rural Clearwater County

MLS® #A2209663

\$1,175,000

4 Bedroom, 4.00 Bathroom, 1,817 sqft Residential on 2.77 Acres

James River Retreat, Rural Clearwater County, Alberta

Whether you are looking for outdoor adventure in the great outdoors or quiet relaxation in a natural environment, this custom-built walkout with 3500 square feet of living space provides it all.

At only 7 years old, this home for you comes with quality touches such as:

• Hardy Board siding

• Triple pane low E windows

• Air conditioning

• Generac 16KW of emergency power

• Open concept design with large windows

to capture the views

• High ceilings throughout the home

• Large kitchen with a 9x5ft quartz island

• Custom built cabinets throughout

• Dining area with seating for 8 or more

• Durable Luxury Vinyl Plank flooring

throughout the home

• Wonderful 3 season enclosed porch area

with a fireplace

• Fireplaces in living room and downstairs

den area including wet bar

• Large west facing deck

• Large mud room

• Shower built into the laundry room for dirty

dogs or humans

• Large 2 car heated garage

• Additional 150 sq ft shed built to emulate

the home design

• Plenty of indoor storage







• Large outdoor firepit • High end Kitchen Aid appliances including 2 dishwashers, 2 Fridges with freezers, Gas range / oven, Electric wall oven. Wall mount Microwave, Washer w gas Dryer This amazing home is located on 2.77 acres within the James River Retreat (20 minutes northwest of Sundre) and adjacent to Crown land that allows for miles of adventure and exploration. The James River Retreat is a vibrant community of full and part-time residents

And...if you like the way it's furnished, all furniture can be purchased as well so your move could be painless!

Call to book your viewing of this exceptional property before it's gone. Be sure to watch

the video!

Built in 2018

Essential Information

MLS® # A2209663 Price \$1,175,000

Bedrooms 4

Bathrooms 4.00

Full Baths 2

Half Baths 2

Square Footage 1,817 Acres 2.77

Year Built 2018

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 224 James River Ridge Subdivision James River Retreat

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T0M1C0

Amenities

Amenities Picnic Area, Snow Removal, Boating

Utilities Electricity Connected, Natural Gas Connected, Phone Connected,

Satellite Internet Available

Parking Double Garage Detached

of Garages 2
Is Waterfront Yes

Interior

Interior Features Bar, Ceiling Fan(s), Double Vanity, No Smoking Home, Quartz Counters,

Storage, Wet Bar, Natural Woodwork

Appliances Dishwasher, Dryer, Electric Range, Gas Range, Refrigerator, Washer,

Window Coverings, Central Air Conditioner, Oven-Built-In, Double Oven,

Microwave

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 3

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Fire Pit

Lot Description Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Many Trees,

Creek/River/Stream/Pond, Waterfront

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame, Post & Beam

Foundation Poured Concrete

Additional Information

Date Listed April 8th, 2025

Days on Market 191

Zoning Residential

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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