

# \$739,000 - 533 Raven Rise, Nordegg

MLS® #A2206037

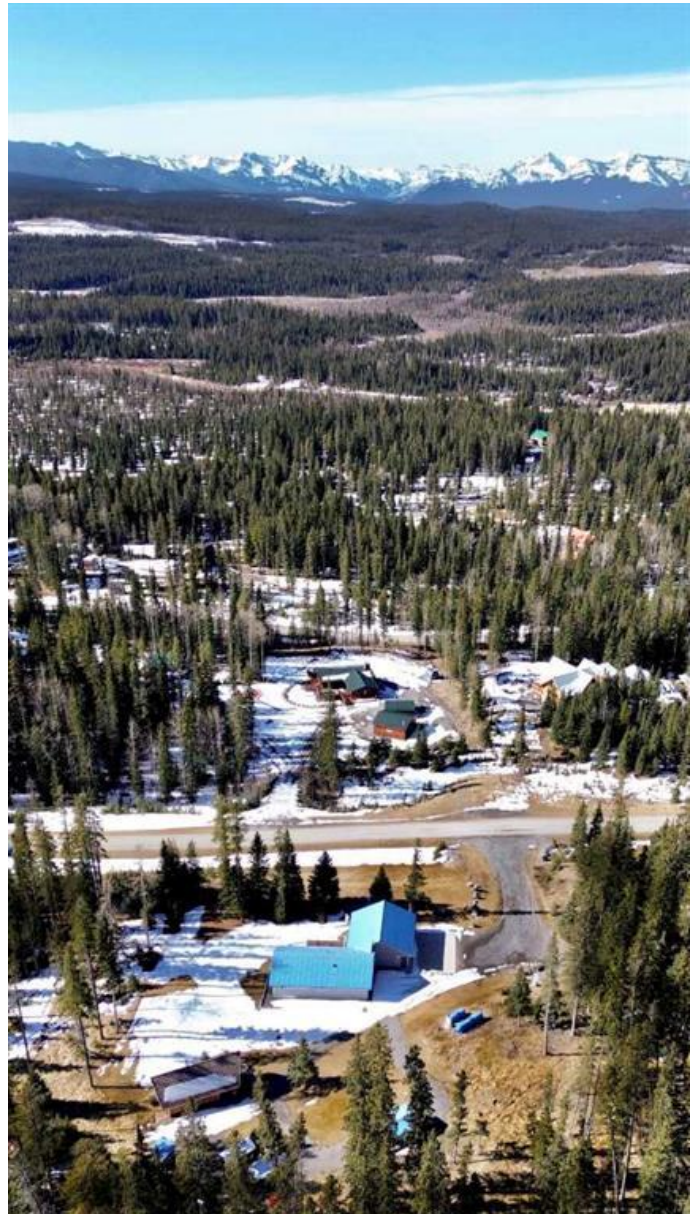
## \$739,000

2 Bedroom, 3.00 Bathroom, 1,142 sqft

Residential on 2.40 Acres

NONE, Nordegg, Alberta

Check out this beautiful property in the Nordegg North Subdivision! Solid & spacious Home, Fantastic Attached Garage, a Super Cute Log Cabin, 2.4 Acres ... AND a view of the Mountains! The home has 1100+ square feet and offers open living space with patio doors to a HUGE west facing deck, cozy stone fireplace and ample kitchen cabinetry as well as a pantry. There's also a very spacious entry, a generous primary bedroom (w/ 3 pc. ensuite), another bedroom and the main (4 pc.) washroom. Take note that the limestone flooring, fresh paint and some lighting were re-done in 2022 ... and there are granite countertops throughout. The lower level offers a very big family room complete with a wet bar. There's a room that is staged as a bedroom, but take note that it doesn't have a window. A 3 pc. washroom, laundry/utility room and storage room complete this level. How about that 29'6" x 29'6" ATTACHED and heated garage!? You'll appreciate the in-floor heat in garage and both levels of the home. You'll definitely want to check out the super cute 14'x20' cedar log cabin built in 2010 that has been used a sauna/steam room with a sitting area in front and a loft. There are 2.4 acres to enjoy and so close to hiking, fishing, biking and ATV trails. The property comes with 2 propane tanks (1-1000 gallon & 1-500 gallon) as well as a good-sized shed. By the way, the view from the firepit area is AWESOME! Just imagine gathering family & friends to enjoy the sunsets and telling your



biggest fish stories or hike adventures.

Built in 1998

### **Essential Information**

MLS® #	A2206037
Price	\$739,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,142
Acres	2.40
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	533 Raven Rise
Subdivision	NONE
City	Nordegg
County	Clearwater County
Province	Alberta
Postal Code	T0M 2H0

### **Amenities**

Parking	Double Garage Attached, Gravel Driveway
# of Garages	2

### **Interior**

Interior Features	Bookcases, Central Vacuum, Granite Counters
Appliances	See Remarks
Heating	In Floor, Fireplace(s), Propane, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Propane

Has Basement      Yes  
Basement          Finished, Full

**Exterior**

Exterior Features    Fire Pit, Storage  
Lot Description      Rectangular Lot, Treed, View  
Roof                  Metal  
Construction        Stucco, Wood Frame  
Foundation          ICF Block



**Additional Information**

Date Listed          April 10th, 2025  
Days on Market      24  
Zoning                Res

**Listing Details**

Listing Office        RE/MAX Real Estate (Edmonton) Ltd.

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