

\$797,000 - #8, Sunnynook Drive, Rural Clearwater County

MLS® #A2219705

\$797,000

4 Bedroom, 2.00 Bathroom, 1,594 sqft
Residential on 2.16 Acres

Sunnynook Estates, Rural Clearwater County,
Alberta

Gorgeous Property! Featuring a custom built timber frame home in a quiet and gated community, this home is sure to impress! Pine plank flooring through the main floor, slate flooring in the entry and shower, 9ft walls, walkout basement, this 4 bed, 2 bath home also features custom maple cabinetry and much more! Overlooking the Clearwater river, the parcel also includes a well landscaped yard, with a pristine water feature and a large shop. The shop boasts 8" concrete floor so it can handle the big jobs, 14' doors, infloor heating, and mezzanine storage. Connected to the shop is a 16' x 36' office area/man cave with its own 3 piece bathroom and infloor heat as well as its own septic tank. The subdivision has a condo fee of \$200 per year for the maintenance of the gate but this acreage is not part of the bareland condo association

Built in 2001

Essential Information

MLS® #	A2219705
Price	\$797,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,594



Acres	2.16
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	#8, Sunnynook Drive
Subdivision	Sunnynook Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Parking	220 Volt Wiring, Heated Garage, Insulated, RV Garage, See Remarks
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Central Vacuum, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Sealed Combustion, EPA Certified Wood Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Private, Views, Wooded
Roof	Metal
Construction	Log
Foundation	Wood

Additional Information

Date Listed	May 9th, 2025
Days on Market	36
Zoning	CR

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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