

# \$430,000 - 8 Pine Ridge Way, Rural Clearwater County

MLS® #A2221462

**\$430,000**

2 Bedroom, 2.00 Bathroom, 1,681 sqft

Residential on 4.97 Acres

Pine Ridge Estates, Rural Clearwater County,  
Alberta

Discover acreage living at its finest with this charming and updated 16x70 mobile home on 4.97 acres! This beautifully renovated home features a 14x38 addition that exudes cozy comfort, complete with a wood stove for those chilly evenings. Offering 2 spacious bedrooms and a versatile office that can easily be converted into a third bedroom with an IKEA closet, and 2 Full bathrooms this home is perfect for families, couples, or anyone seeking a peaceful rural lifestyle.

Recent upgrades include newer shingles, a refreshed kitchen, and a renovated bathroom—move-in ready with modern touches throughout. Step outside to a large covered deck that offers privacy and a serene view with your own pond and the back of the property, creating the perfect spot for relaxing or entertaining.

The home is set on concrete pilings and includes a generous gravel area for parking or future garage development. Whether you're a first-time buyer or looking to downsize without giving up space and tranquility, this is the ideal starter acreage.

Built in 1984

## Essential Information



MLS® #	A2221462
Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,681
Acres	4.97
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	8 Pine Ridge Way
Subdivision	Pine Ridge Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T2A4

### Amenities

Parking	Parking Pad
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### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Yard, Gazebo, Lawn, Many Trees, Private, Wooded
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	None

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	3
Zoning	CRMI

**Listing Details**

Listing Office	CIR Realty
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