

# \$365,000 - 25 Alder Green Close, Rural Clearwater County

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MLS® #A2233433

**\$365,000**

2 Bedroom, 1.00 Bathroom, 880 sqft  
Residential on 2.50 Acres

Alder Green Acres, Rural Clearwater County,  
Alberta

**BREAKING NEWS FROM THE ENCHANTED WOODS:** Little Red™'s Dream Retreat is Now on the Market! Once upon a time, nestled deep within a whispering forest & hidden beneath a thick canopy of towering trees, a magical 1 ½ story cabin stood, waiting patiently for its next storyteller. Whether you're looking for a weekend escape or a full-time fairy tale lifestyle, this private & heavily treed retreat is ready to welcome you just like Grandma™'s cottage once did—but with far fewer wolves & far more charm. As you follow the winding driveway through the woods, a sense of peace takes hold. Step onto the wraparound deck, sip your morning brew or evening elixir, & listen to the birdsong echoing through the trees. Behind the cabin, a raised deck & a charming gazebo-ready space (gazebo included) beckon for tea parties or twilight dinners under the stars. Inside, this cozy 2-bedroom cabin is as enchanting as any storybook. The main floor offers a delightful bedroom—ideal for guests or even as your primary suite, & a charming 4-piece bathroom, complete with a claw-foot soaker tub perfect for bubble baths & storybook endings. The heart of the home is its spacious open-concept living area, warmed by a floor-to-ceiling stone gas fireplace, soaring tongue-and-groove vaulted ceilings, & generous windows that pour in light like sunbeams through the forest.



A large dining space connects seamlessly to a well-laid-out kitchen, fully equipped with all the essentials, right down to the forks and knives. Yes, you can move right in and start making memories immediately as this home comes with just about everything you see! Climb the staircase to your lofted primary bedroom, where you'll overlook the grand living & dining spaces, and enjoy an unbroken view straight through to the forested world beyond. It's a perch worthy of any woodland royalty. Outside, the whimsical bunkhouse doubles as a handy storage shed, & the property also features a 10x12 greenhouse for your veggies, a 6x7 metal shed, rustic woodshed, outhouse, & a covered equipment/party shack—perfect for hosting forest friends or storing your adventure gear. Backing onto a 16-acre reserve, you're gifted even more serenity, peace, space, & seclusion. There's ample room to build a garage or workshop tailored to your needs. Just 10 minutes to Caroline, 20 minutes to Sundre, & 40 minutes to Red Deer, with the legendary West Country nearby for fishing, quadding, sledding, golfing, & hiking—this location truly is the stuff of fables. So pack your basket, follow the winding path, & come see this magical forest escape for yourself. Because every great adventure begins at home! & "Home Is Where Your Story Begins!"

Built in 1988

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2233433  |
| Price          | \$365,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 880       |

|            |                                           |
|------------|-------------------------------------------|
| Acres      | 2.50                                      |
| Year Built | 1988                                      |
| Type       | Residential                               |
| Sub-Type   | Detached                                  |
| Style      | Acreage with Residence, 1 and Half Storey |
| Status     | Active                                    |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 25 Alder Green Close    |
| Subdivision | Alder Green Acres       |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0M0                 |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 10                            |
| Parking        | Off Street, RV Access/Parking |

### **Interior**

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Laminate Counters, Master Downstairs |
| Appliances        | Electric Stove, Microwave, Refrigerator, Window Coverings                                                                                                               |
| Heating           | Fireplace(s), Natural Gas, Wall Furnace                                                                                                                                 |
| Cooling           | None                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Blower Fan, Glass Doors, Mantle, Stone                                                                                                                |
| Basement          | None                                                                                                                                                                    |

### **Exterior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage, Private Entrance                                                                                           |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gazebo, Irregular Lot, Private, Secluded, Treed, Wooded, Corner Lot, Native Plants |
| Roof              | Metal                                                                                                                                       |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                    |
| Foundation        | Piling(s)                                                                                                                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 68              |
| Zoning         | CRA             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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