

\$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



â€¢ Large outdoor firepit
â€¢ 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 itâ€™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	Bungalow, Acreage with Residence
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, Double Vanity, Natural Woodwork, No Smoking Home, Quartz Counters, Wet Bar, Ceiling Fan(s), Storage
Appliances	Dishwasher, Double Oven, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Oven-Built-In, Electric Range
Heating	Forced Air, Natural Gas, In Floor
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	Gentle Sloping, Landscaped, Lawn, Creek/River/Stream/Pond, Cul-De-Sac, Many Trees, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Post & Beam
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	169
Zoning	Residential
HOA Fees	1900
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.