



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**112 MEADOW PONDS**  
**Rural Clearwater County, Alberta**

**MLS # A2196295**



**\$824,900**

<b>Division:</b>	Diamond Willow Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,783 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.94 Acre		
<b>Lot Feat:</b>	Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Op		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Co-operative, See Remarks
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	33-38-7-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

2023 Home on .94 acres! 3 Bedrooms , 2 baths and open floor plan. Neutral colors through out. Have a new home without the hassle of finishing touches. Seller has done landscaping, garage, fencing, greenhouse, shed, water softener, chlorine remover, reverse osmosis system, window coverings, flooring in basement and drywall! - Over \$60,000 in improvements. Bright open kitchen with large center island opens onto living room. Master bedroom has a walk-in closet and amazing ensuite. Main floor laundry. Bright open additional rooms. Basement features high ceilings and extra storage. New home warranty, home inspection from 2024 and information brochure available to view. Double detached garage lined and insulated. Landscaping includes top soil, sod, 4 apple trees, 2 Evan cherries, saskatoon berries, hyssop berries & goose berries. Generator hook up installed.