

\$739,000 - 533 Raven Rise, Nordegg

MLS® #A2206037

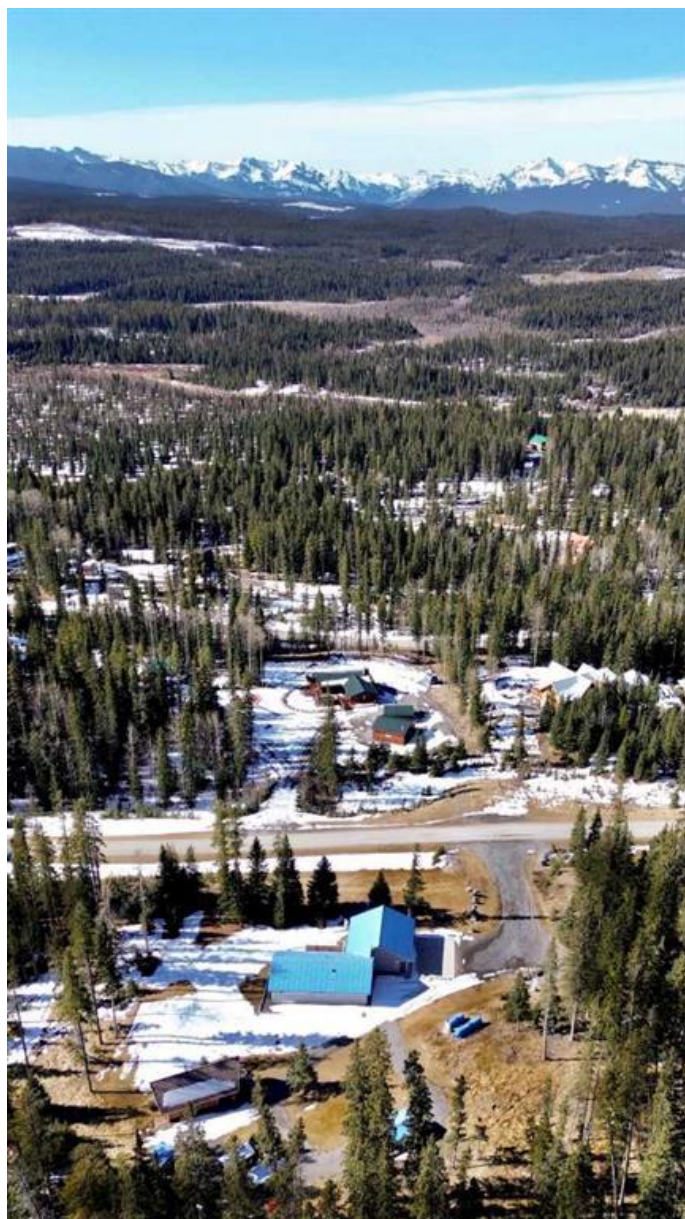
\$739,000

2 Bedroom, 3.00 Bathroom, 1,142 sqft

Residential on 2.40 Acres

NONE, Nordegg, Alberta

Check out this beautiful property in the Nordegg North Subdivision! Solid & spacious Home, Fantastic Attached Garage, a Super Cute Log Cabin, 2.4 Acres ... AND a view of the Mountains! The home has 1100+ square feet and offers open living space with patio doors to a HUGE west facing deck, cozy stone fireplace and ample kitchen cabinetry as well as a pantry. There's also a very spacious entry, a generous primary bedroom (w/ 3 pc. ensuite), another bedroom and the main (4 pc.) washroom. Take note that the limestone flooring, fresh paint and some lighting were re-done in 2022 ... and there are granite countertops throughout. The lower level offers a very big family room complete with a wet bar. There's a room that is staged as a bedroom, but take note that it doesn't have a window. A 3 pc. washroom, laundry/utility room and storage room complete this level. How about that 29'6" x 29'6" ATTACHED and heated garage!? You'll appreciate the in-floor heat in garage and both levels of the home. You'll definitely want to check out the super cute 14'x20' cedar log cabin built in 2010 that has been used as a sauna/steam room with a sitting area in front and a loft. There are 2.4 acres to enjoy and so close to hiking, fishing, biking and ATV trails. The property comes with 2 propane tanks (1-1000 gallon & 1-500 gallon) as well as a good-sized shed. By the way, the view from the firepit area is AWESOME! Just imagine gathering family & friends to enjoy the sunsets and telling your



biggest fish stories or hike adventures.

Built in 1998

Essential Information

MLS® #	A2206037
Price	\$739,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,142
Acres	2.40
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	533 Raven Rise
Subdivision	NONE
City	Nordegg
County	Clearwater County
Province	Alberta
Postal Code	T0M 2H0

Amenities

Parking	Double Garage Attached, Gravel Driveway
# of Garages	2

Interior

Interior Features	Bookcases, Central Vacuum, Granite Counters
Appliances	See Remarks
Heating	Boiler, In Floor, Fireplace(s), Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Propane

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Rectangular Lot, Treed, View
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	ICF Block



Additional Information

Date Listed	April 10th, 2025
Days on Market	10
Zoning	Res

Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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