

# \$659,900 - 1 Sunnynook Drive, Rural Clearwater County

MLS® #A2232339

**\$659,900**

3 Bedroom, 2.00 Bathroom, 1,155 sqft  
Residential on 2.42 Acres

Sunnynook Estates, Rural Clearwater County,  
Alberta

Welcome to Sunnynook Estates, a nicely treed and private gated community located west of the Village of Caroline, AB. Once you enter the secure gate, you are greeted by this beautifully landscaped acreage surrounded by mature trees. The bright and inviting bungalow offers an open floor plan and vaulted ceilings. The foyer leads you to a large living room with wood fireplace, adjoining the spacious kitchen and dining area. 2 large bedrooms and a full bathroom complete the main floor. The newly developed basement hosts a large family room, a rec. room area, a spacious bedroom, a full bathroom, and a large utility/storage room with access to the cold room. The wrap around deck leads you to a cozy firepit area at the back and a 14x20 fully enclosed outdoor kitchen ideal for entertaining friends and family. The 26x30 detached garage is insulated, drywalled and heated. The lower part of the property provides numerous outbuildings including 2 storage sheds, 2 soft sided sheds and a really cute cabin. The yard has been well manicured and offers extra features such as an additional firepit area, a water hydrant and a small rear deck off the master bedroom. New septic tank and mound was just installed. Other upgrades include main floor vinyl plank flooring, hot water tank (March 2025), shingles on house and garage, soffit, eavestroughs, and downspouts (2024). Sunnynook Estates has low annual condo fees of \$400/year to ensure



maintenance of the road and the electric access gate. This property must be seen to be truly appreciated!

Built in 2002

### **Essential Information**

MLS® #	A2232339
Price	\$659,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	2.42
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	1 Sunnynook Drive
Subdivision	Sunnynook Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### **Amenities**

Amenities	Snow Removal
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Tile, Wood Burning, Glass Doors, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Outdoor Kitchen
Lot Description	Landscaped, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	9
Zoning	CR

## Listing Details

Listing Office	RE/MAX real estate central alberta
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