

## 13 ECHO CANYON Rural Clearwater County, Alberta

MLS # A2211136



# \$649,000

<b>Division:</b>	Echo Canyon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Heated Garage, Insulated, Oversized, Quad or More Detach		
<b>Lot Size:</b>	5.01 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, Many Trees,		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas, See Remarks, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	28-40-7-W5
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub		

**Inclusions:** overhead stove fan, central vac & attachments, kitchen island, shed, security gate, wood boiler

Welcome to your own private retreat nestled in the peaceful Echo Canyon community just north of Rocky Mountain House. Set on a beautifully treed 5-acre parcel, this thoughtfully upgraded property is designed with all your living on one level. The spacious 3-bedroom, 2-bathroom home sits on a solid concrete slab and features in-floor heating in the primary bedroom and luxurious 3-piece ensuite. An outdoor wood-burning boiler can supply heat to both the home and shop, with a natural gas system there are 2 new furnaces in both the house and shop. The home is also equipped with central air conditioning for year-round comfort. Upgrades throughout the past decade include; new windows, siding, roof, lighting, kitchen, bathroom, family room, mechanical room. paint, hot water tank, water lines, water filtration system, office in shop. The kitchen was beautifully renovated recently and now boasts newer appliances, butcher block countertops, a large center island with a touch open cabinets in the island, and a sleek gas stove—perfect for cooking enthusiasts. The open-concept living space offers serene views from both the front and back of the home, while a generous 20x20 bonus room currently serves as a family room; Ideal for those seeking one-level living—no stairs to navigate. For hobbyists, tradespeople, or entrepreneurs, the impressive 40x60 heated shop is a true standout. Built in 2007, with 6—8 inch thick concrete poured in 2009, this space includes 14 ft. doors, a heated 20x40 apron, mezzanine with an office, & storage, two additional storage rooms, and a hunter’s room with a walk-in cooler—making it turn-key! The property is partially fenced and includes a security gate—brand new gate opening system in 2025 with remotes. LED lighting throughout. The fence closes in the front 2 acres for a dog run if desired.

The lane between the shop and house allows for a drive-up to the kitchen door to unload your latest 'Costco' goods. Star-link is currently being used at this location, there is a new 5G local internet service available. Septic tank & field is located behind the house, drilled well is 100 ft deep, 30 gpm. Power & gas are all connected. Whether you're seeking a peaceful escape, a place to run your business, or a move-in-ready energy-efficient home, this acreage has it all—privacy, convenience, and sustainability.