

# \$775,000 - 11 Beaver Dam View, Rural Clearwater County

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MLS® #A2199449

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,526 sqft  
Residential on 2.89 Acres

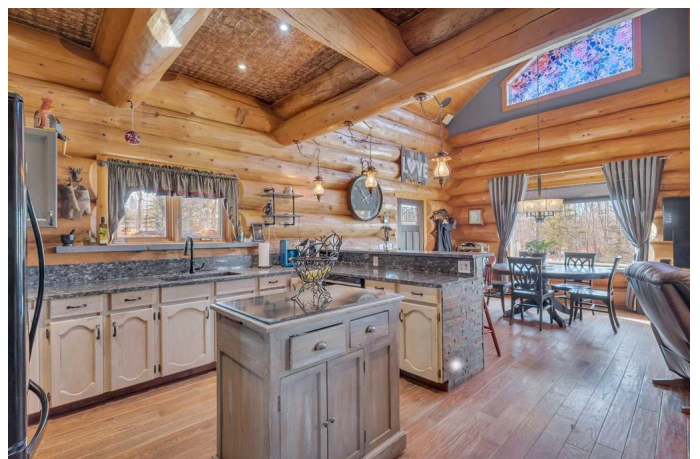
Beaver Creek Estates, Rural Clearwater  
County, Alberta

Visit REALTOR® website for additional information. Discover the charm of this stunning custom log home at 11 Beaver Dam View, surrounded by nature's beauty just minutes from Burntstick Lake and Beaver Lake Recreation Area. This 4-bed, 2.5-bath retreat blends rustic elegance with modern comfort, featuring handcrafted Old Growth logs, a wood-burning stove, and soaring vaulted ceilings. The gourmet kitchen boasts granite countertops, gorgeous views, and ample storage. The private master suite offers a spa-like ensuite, balcony, and antique sliding door. Enjoy a wraparound porch, walkout basement, and pond. The oversized heated log garage has forced air & baseboard heat, extra insulation, and a water line. Adventure awaits with trails, lakes, and endless outdoor opportunities right at your doorstep! A true West Country gem! (Square Footage derived from inside measurements)

Built in 2012

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2199449  |
| Price    | \$775,000 |
| Bedrooms | 4         |



|                |                                           |
|----------------|-------------------------------------------|
| Bathrooms      | 3.00                                      |
| Full Baths     | 2                                         |
| Half Baths     | 1                                         |
| Square Footage | 1,526                                     |
| Acres          | 2.89                                      |
| Year Built     | 2012                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11 Beaver Dam View      |
| Subdivision | Beaver Creek Estates    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0M0                 |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 8                                                                   |
| Parking        | 220 Volt Wiring, Double Garage Detached, Front Drive, Heated Garage |
| # of Garages   | 2                                                                   |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                                    |
| Heating           | Boiler, In Floor, Wood Stove                                                                                                                    |
| Cooling           | None                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                               |
| Fireplaces        | Wood Burning                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                                        |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Private Entrance, Private Yard |
| Lot Description   | Cul-De-Sac, Meadow, Private                       |
| Roof              | Metal                                             |
| Construction      | Log                                               |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 58              |
| Zoning         | RR              |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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