

# \$369,000 - 45 Ricinus Ridge, Rural Clearwater County

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MLS® #A2200983

**\$369,000**

2 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 2.10 Acres

Ricinus Ridge, Rural Clearwater County,  
Alberta

Welcome to your charming 2.1 acre retreat in Ricinus Ridge subdivision- ideal for full-time living or weekend get away. This cozy 2 bedroom( easily converted back to 3 ) ,2 (spacious 4 piece ensuite off of primary bedroom )bathroom mobile home , built in 1989, offers open - concept layout. The double attached heated garage is perfect for projects or storage. Enjoy the privacy of a beautiful treed lot with mature apple trees, fenced garden area, perennials landscaping and approx. 1 acre of cleared land at the back - ideal for creating your own peaceful sanctuary. This property has easy access to lakes , rivers, OHV trails, the west country and outdoor recreation. Only 10 minutes to Caroline and 25 minutes to Rocky Mountain House.

Built in 1989

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200983    |
| Price          | \$369,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,216       |
| Acres          | 2.10        |
| Year Built     | 1989        |
| Type           | Residential |



|          |                                                 |
|----------|-------------------------------------------------|
| Sub-Type | Detached                                        |
| Style    | Acreage with Residence, Single Wide Mobile Home |
| Status   | Active                                          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 45 Ricinus Ridge        |
| Subdivision | Ricinus Ridge           |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T 2A3                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings                                                  |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, See Remarks, Stove(s) |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Basement          | None                                                                           |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Few Trees, Many Trees, Treed |
| Roof              | Metal                        |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Block                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 56               |
| Zoning         | CR               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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