

# \$739,000 - 533 Raven Rise, Nordegg

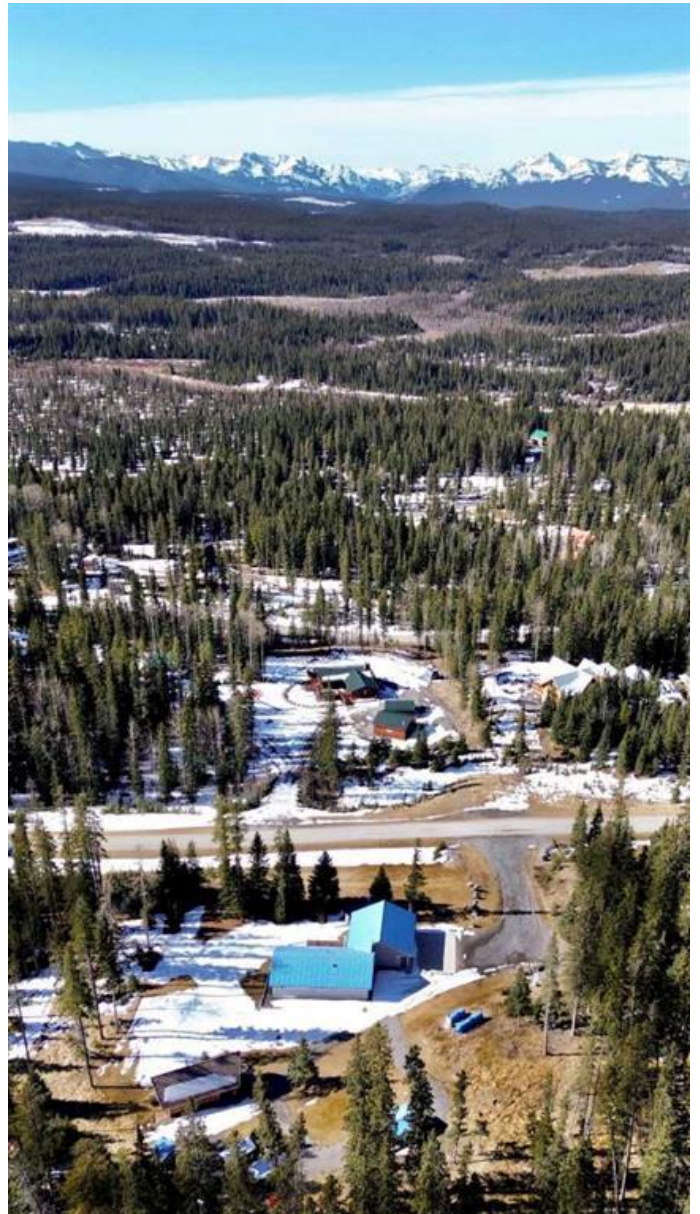
MLS® #A2206037

## \$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	In Floor, Fireplace(s), Propane, Boiler
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      21  
Zoning                Res

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.