

# \$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	50
Zoning	CR

### Listing Details

Listing Office	CIR Realty
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