

\$845,000 - 63 Glen Eddy Court, Clearwater

MLS® #10345299

\$845,000

1 Bedroom, 2.00 Bathroom, 1,362 sqft

Single Family on 10.13 Acres

Clearwater, Clearwater, British Columbia

Privacy and tranquility, flawless craftsmanship, and meticulous attention to detail meet here ~ on 10 acres overlooking the North Thompson River, just 2 minutes to town. The long driveway meanders through the lightly treed property and opens up to reveal this brand new, 3 storey, custom dovetail log carriage home, complete with 14' sundeck, covered patio, and insulated single car garage/workshop. The main floor is a bright, open concept kitchen/living/dining space with 2 piece bath and a cozy WETT certified wood stove. The spacious loft bedroom with 3 piece ensuite offers expansive mountain views, floor to ceiling windows, and whole log post & beam features. The walkout basement with attached garage, provides an additional living space, large utility/laundry room, and Gree MiniSplit system for ductless heating & cooling. With RL-1 zoning, your options are endless. A drilled well with 25GPM and oversized septic tank give opportunity to build a second, larger residence if desired. Though only a stone's throw from North Thompson River Park and Wells Gray Provincial Park, you won't want to leave the property. At the end of a quiet cul-de-sac, this recreational paradise has walking trails throughout the forest and along the high bank river's edge ~ it also includes 2 full RV hookups, multiple water hydrants, a well house and storage shed. Truly beautiful and one of a kind. Please contact the listing agent for a complete info package and to schedule your own private viewing. (id:6289)



Built in 2023

Essential Information

Listing #	10345299
Price	\$845,000
Bedrooms	1
Bathrooms	2.00
Half Baths	1
Square Footage	1,362
Acres	10.13
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	Log house/cabin

Community Information

Address	63 Glen Eddy Court
Subdivision	Clearwater
City	Clearwater
Province	British Columbia
Postal Code	V0E1N2

Amenities

Amenities	Golf Nearby, Park, Recreation, Schools, Shopping, Ski area
Features	Cul-de-sac, Level lot, Private setting, Central island, Balcony
Parking Spaces	1
Parking	Additional Parking, Attached Garage, Oversize, RV, See Remarks
# of Garages	1
View	River view, Mountain view, Valley view, View of water, View (panoramic)

Interior

Appliances	Refrigerator, Dryer, Range - Electric, Hood Fan, Washer
Heating	Wood Heat Pump, Stove
Cooling	Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	3

Exterior

Exterior	Wood
Exterior Features	Level
Roof	Asphalt shingle,Metal

Additional Information

Zoning	Residential
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Listing Details

Listing Office	RE/MAX Integrity Realty
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Listing information last updated on October 23rd, 2025 at 6:31pm PDT