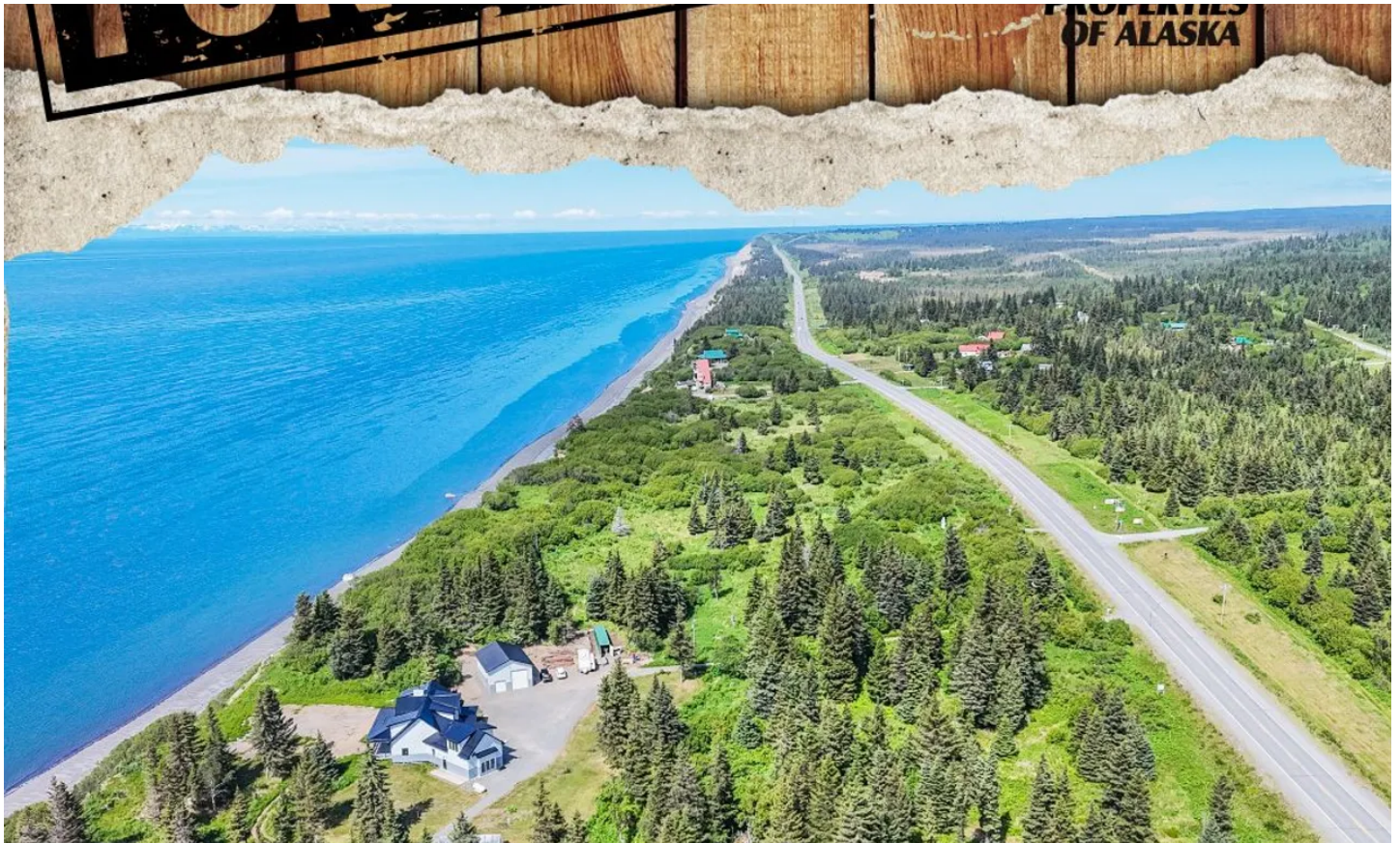


21585 Sterling Highway
21585 Sterling Highway
Ninilchik, AK 99639

\$1,549,900
8.95± Acres
Kenai Peninsula County



21585 Sterling Highway
Ninilchik, AK / Kenai Peninsula County

SUMMARY

Address

21585 Sterling Highway

City, State Zip

Ninilchik, AK 99639

County

Kenai Peninsula County

Type

Residential Property, Single Family, Business Opportunity

Latitude / Longitude

59.956686 / -151.733088

Dwelling Square Feet

4,100

Bedrooms / Bathrooms

5 / 6

Acreage

8.95

Price

\$1,549,900

Property Website

<https://www.mossyoakproperties.com/property/21585-sterling-highway-kenai-peninsula-alaska/103906/>



PROPERTY DESCRIPTION

Perched on 8.95 beautifully wooded acres overlooking Cook Inlet, this exceptional custom home offers approximately 4,100 square feet of thoughtfully designed living space with unobstructed mountain views that truly stand out. Built in 2021, the home blends quality craftsmanship with comfort and an inviting, well-designed layout.

Step inside to a warm and inviting great room highlighted by a cozy fireplace and soaring 27-foot ceilings, creating an impressive yet welcoming space. Expansive picture windows fill the home with natural light and frame the surrounding landscape, while 10-foot ceilings throughout the remainder of the home maintain an open, airy feel. With five spacious bedrooms--each offering its own private bathroom--this layout provides both privacy and functionality for family and guests. A bonus family room adds even more flexibility and is the perfect place to gather for late-night movie marathons or relaxing evenings at home.

The custom kitchen is designed with both style and practicality in mind, featuring a double oven gas range, soft-close cabinetry, solid surface countertops, tiled backsplash, chef's island, breakfast bar, and a formal dining area--ideal for entertaining or everyday living.

Outdoor living is equally impressive, with an expansive 820 sq ft covered composite deck complete with lighting and custom iron railing, perfect for hosting gatherings or simply enjoying the sweeping views of Cook Inlet and the surrounding mountains. A 391 sq ft covered front entry deck adds to the home's inviting curb appeal.

The lower level crawl space offers approximately 2,330 sq ft with 7-foot ceilings, a slab floor, in-floor heat, and an ICF foundation. This space is thoughtfully framed into separate rooms for storage, a workshop, art studio, and a large pantry, providing incredible versatility and functionality. Additional features include a heated 766 sq ft attached garage and a newly built 30' x 42' shop on a slab, currently a cold shell with exterior siding scheduled for completion in summer 2026.

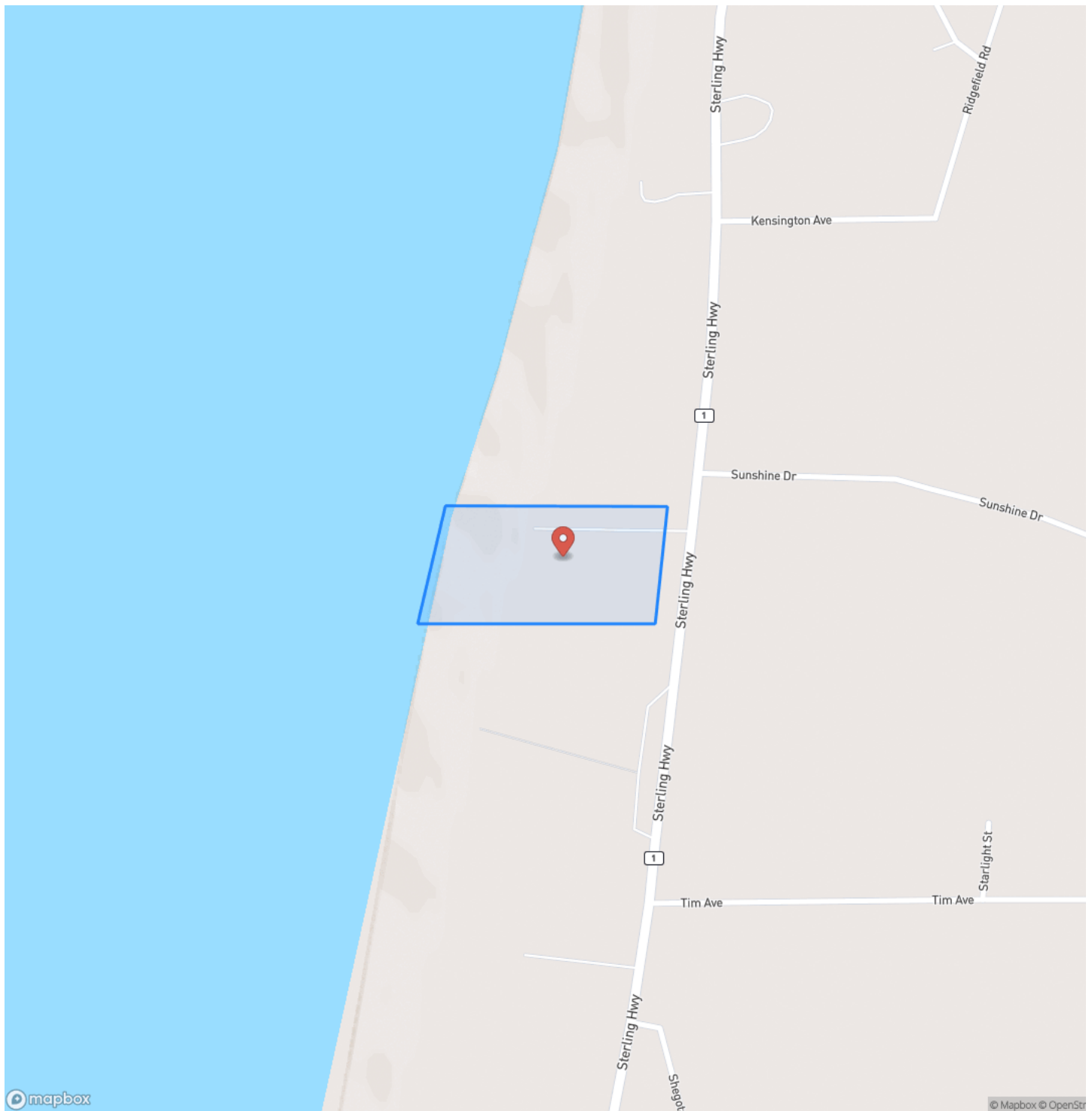
The home features in-floor heat throughout with 9 heat zones and multiple shutoff points for added efficiency and ease of maintenance. Insulated interior walls help reduce noise while improving temperature control, creating a quiet and energy-efficient living environment.

With no covenants or restrictions, this property offers incredible flexibility--whether you're seeking a private estate, multi-generational living, or the potential to operate a bed and breakfast. The landscaped front yard and greenhouse enhance the property's usability, while the natural setting offers a true Alaskan experience--complete with sightings of soaring eagles and the occasional neighborhood moose. This is a home where every detail has been carefully considered, and it truly must be seen to be fully appreciated.

21585 Sterling Highway
Ninilchik, AK / Kenai Peninsula County



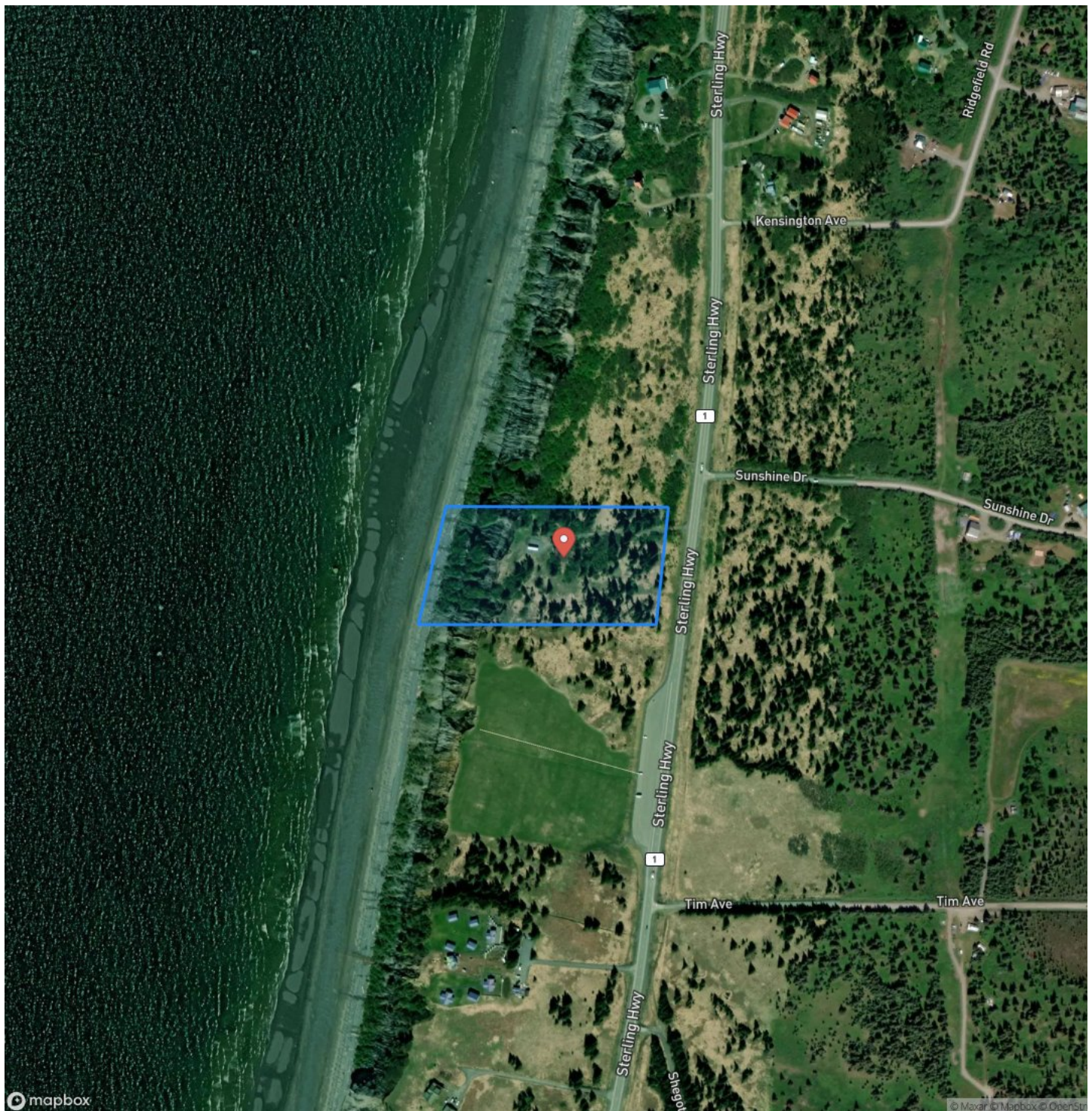
Locator Map



Locator Map



Satellite Map



21585 Sterling Highway
Ninilchik, AK / Kenai Peninsula County

LISTING REPRESENTATIVE

For more information contact:



Representative

Danielle Chihuly

Mobile

(907) 590-9043

Office

(907) 567-1052

Email

dchihuly@mossyoakproperties.com

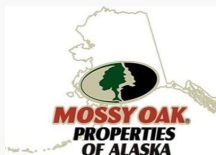
Address

15555 Sterling Hwy, Suite 1

City / State / Zip

Ninilchik, AK 99639

NOTES



[illegible]

<https://www.alaskalandguide.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties of Alaska - Soldotna

43199 Sterling Hwy

Soldotna, AK 99669

(907) 262-7300

<https://www.alaskalandguide.com/>

