

21585 Sterling Highway
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Ninilchik, AK 99639

\$1,699,000
8.95± Acres
Kenai Peninsula County



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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

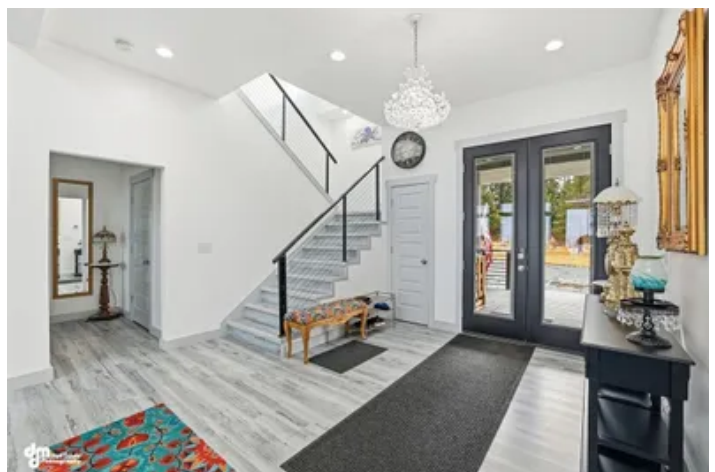
5 / 6

Acreage

8.95

Price

\$1,699,000



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.

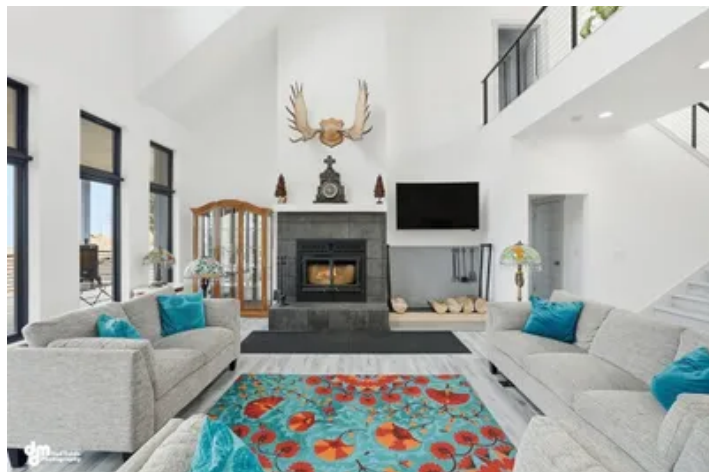
The lower level crawl space offers approximately 2,330 sq ft with 7-foot ceilings, a slab floor, in-floor heat, and an ICF foundation. This space is thoughtfully framed into separate rooms for storage, a workshop, art studio, and a large pantry, providing incredible versatility and functionality. Additional 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.

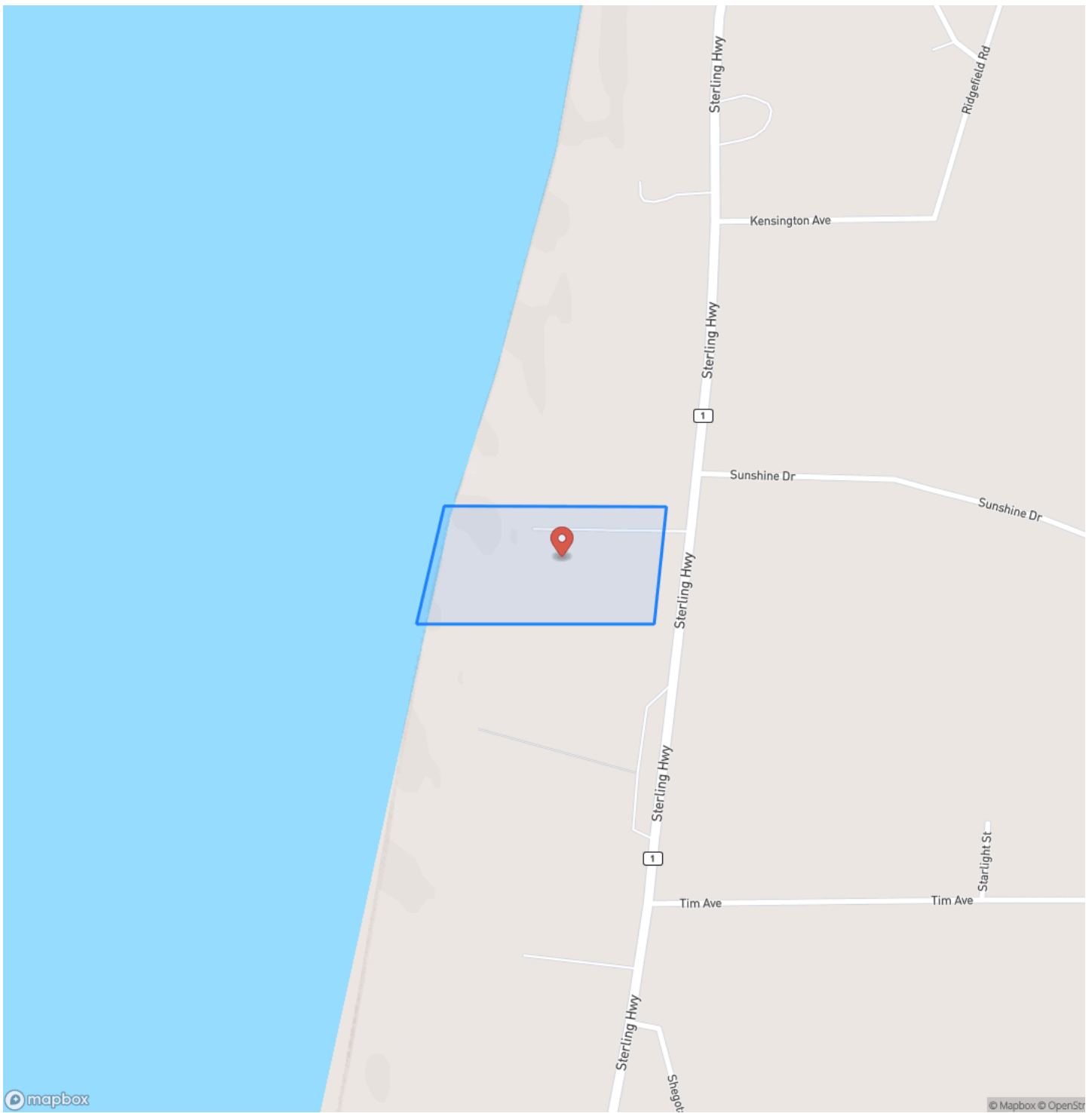
With no covenants or restrictions, this property offers incredible flexibility--whether you're seeking a private estate, multi-generational living, or the potential to operate a bed and breakfast. The landscaped front yard and greenhouse enhance the property's usability, while the natural setting offers 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.



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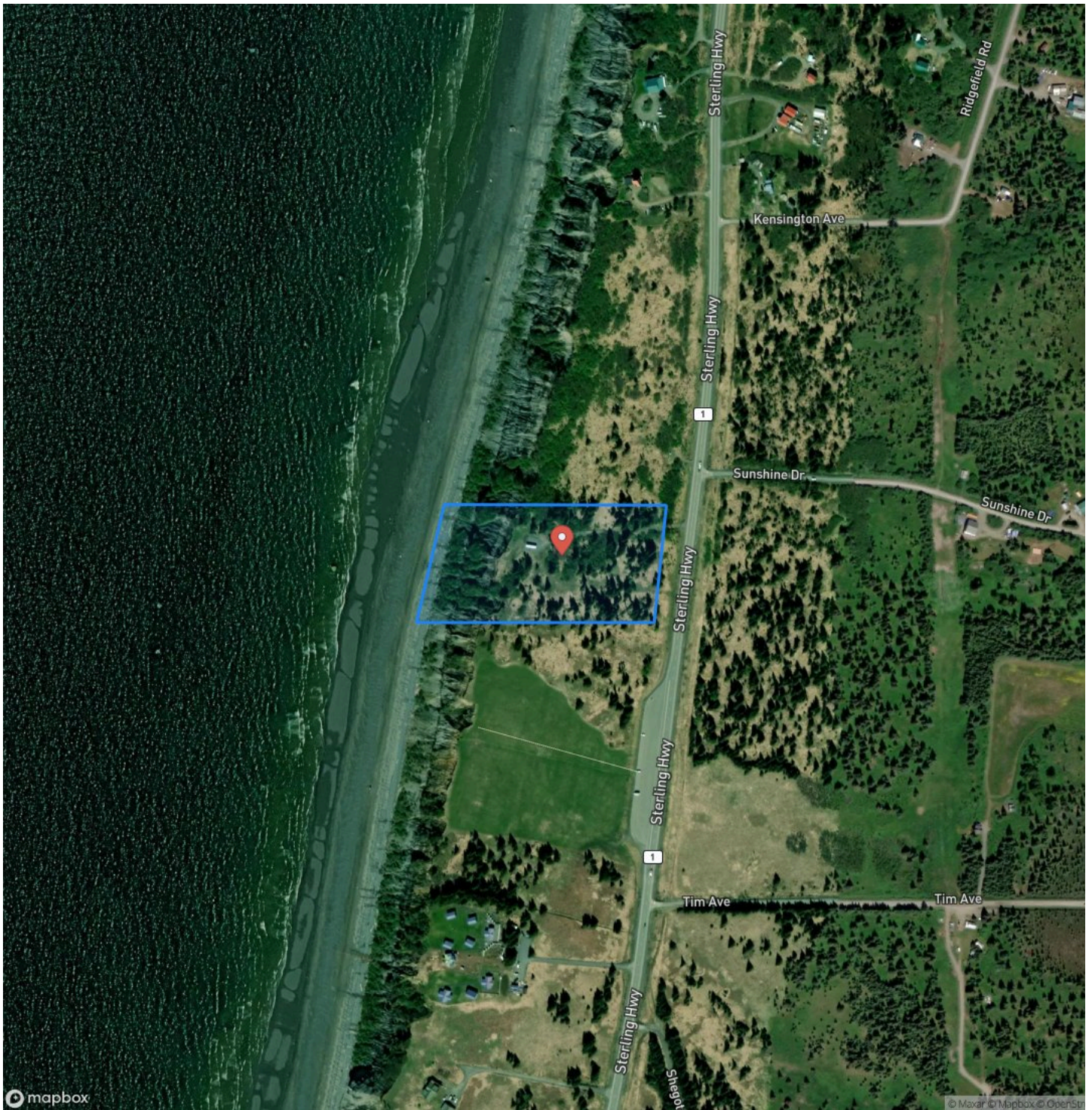
Locator Map



Locator Map



Satellite Map



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Mossy Oak Properties of Alaska - Soldotna

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