

\$2,369,000 - 103 S. Alder Ln, Eagle

MLS® #98960074

\$2,369,000

4 Bedroom, 4.00 Bathroom, 5,598 sqft

Residential on 1.00 Acres

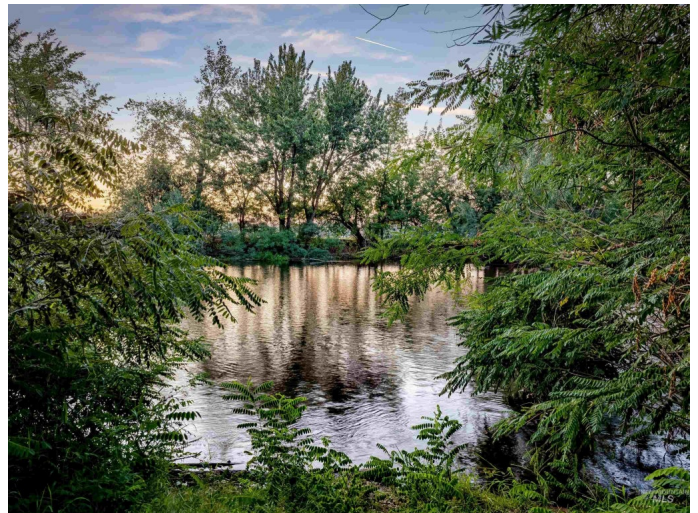
Viejo Estates, Eagle, ID

-Luxurious Sanctuary with River Access & Resort-Style Living--Discover 103 S. Alder Lane, a rare estate tucked away on ONE acre with pond frontage and Boise River access. This spacious single-level home with bonus room offers fresh interior paint, refinished hardwood floors, and soaring ceilings that create a warm yet sophisticated feel. Designed for flexibility, it features dual master suites ideal for multi-generational living or extended guests. The gourmet kitchen opens to a generous great room with serene backyard views, while a dedicated media room and large bonus space above the garage add even more options for work or play. Outdoors, enjoy resort-style amenities including a ~3,000 sq/ft patio, 20'x50' heated saltwater pool, built-in kitchen, and firepit overlooking the water. A massive 6-car garage provides ample space for vehicles, toys, and storage. One-of-a-kind entertainer's dream located in one of Eagle's most sought-after hidden settings-without restrictions of an HOA.

Built in 2006

Essential Information

MLS® #	98960074
Price Per SQFT	\$423
Bedrooms	4
Bathrooms	4.00
Square Footage	5,598



Acres	1.00
Year Built	2006
Type	Residential
Sub-Type	Single Family w/ Acreage
Status	Active

Community Information

Address	103 S. Alder Ln
Area	Eagle - 0900
Subdivision	Viejo Estates
City	Eagle
County	Ada
State	ID
Zip Code	83616

Amenities

Utilities	Cable Connected
Parking Spaces	6
Parking	Attached, Finished Driveway
# of Garages	6
Is Waterfront	Yes
Waterfront	Waterfront, Pond Community, River
Has Pool	Yes
Pool	In Ground, Pool, Private
Golf Course	N
Virtual Tour	https://unbranded.youriguide.com/103_s_alder_ln_eagle_id/

Interior

Interior Features	Bed-Master Main Level, Split Bedroom, Den/Office, Formal Dining, Family Room, Great Room, Rec/Bonus, Two Master Bedrooms, Double Vanity, Walk-In Closet(s), Breakfast Bar, Pantry, Kitchen Island, Granite Counters
Appliances	Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Refrigerator, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Two, Gas
Stories	Single w/ Upstairs Bonus Room

Primary On Main Yes
Two Primary Bedrooms Yes

Exterior

Lot Description 1 - 4.99 AC, Garden, Corner Lot, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System
Roof Composition

School Information

District West Ada School District
Elementary Eagle
Middle Eagle Middle
High Eagle

Additional Information

Date Listed August 31st, 2025
Days on Market 38
Zoning RUT
HOA Fees Freq. Annually
Property Taxes \$7,076
Tax Year 2024
Office Amherst Madison
Contact Info mike@amherst-madison.com

Listing Details

Listing Office Amherst Madison



IDX information is provided exclusively for consumers' personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. IMLS does not assume any liability for missing or inaccurate data. Information provided by IMLS is deemed reliable but not guaranteed.

Listing information last updated on October 14th, 2025 at 5:33pm MDT