



GRASSROOTS
REALTY GROUP

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72 Northlands Drive
Rural Clearwater County, Alberta

MLS # A2225877



\$479,900

Division:	Northland Place		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,152 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	4.97 Acres		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	31-39-6-W5
Exterior:	Vinyl Siding	Zoning:	CRA
Foundation:	Block, Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Sofa and loveseat in the living room, water softener, chest deep freeze in pump house, pond pump

This picturesque acreage located just off the Taimi Road northeast of Rocky has been lovingly maintained by the current owners since they developed it in 1997. The absolutely immaculate three bedroom, two bathroom mobile has seen numerous improvements in recent years including new vinyl plank flooring (2021), kitchen cupboards and countertops (2005), natural gas hot water tank (2024) and the shingles are approximately 10 years old. The park like setting has loads of beautiful features including a man made rock waterfall and small pond (with fish!), a raised garden box and several focal points with trees and perennials. You can sit back and enjoy it all from the private back deck and covered patio, perfect from barbequing. The 28 x 30' detached garage was built in 2006 and is finished and heated with one 9' and one 7' door. Several storage sheds and the well house are also included. Note most of the land to the east of the yard site is treed. This acreage shows a 10 outa 10 and is simply a pleasure to view!