



GRASSROOTS
REALTY GROUP

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13 Hillside Drive
Rural Clearwater County, Alberta

MLS # A2232496



\$650,000

Division:	Hillside Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,259 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Ga		
Lot Size:	4.70 Acres		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Many Trees, Private, Rectangular Lo		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Hardwood	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	32-35-4-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Piling(s), Pillar/Post/Pier	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Hood Vent, Water Softener, Window Coverings, Sheds, Garage Door Opener & Remotes, Air Compressor, A/C Unit in Window, BBQ'S, Freezer

Tranquil Country Living on 4.70 Acres – Perfect for Hobbyists or Nature Lovers! Discover peaceful, modest living in this well-maintained 2-bedroom, 2-bathroom mobile home nestled in the heart of nature. Surrounded by serene forest views and set on a spacious 4.70-acre lot, this property offers privacy, comfort, and space to pursue your passions—indoors and out. The home features an open-concept layout with a bright and airy living room, dining area, and kitchen that flow seamlessly together under vaulted ceilings, recently painted for a fresh look. Beautiful hardwood flooring extends throughout the home, complemented by large windows that flood the space with natural light. The kitchen is a standout, offering ample oak cabinetry, generous counter space, a gas stove, stainless steel appliances, and abundant storage—ideal for everyday living or entertaining. The spacious primary bedroom is a true retreat, offering room for a full furniture set, generous closet space, and a private 4-piece ensuite for your comfort and convenience. Step through the dining room onto a spacious deck, perfect for BBQs, relaxing, or enjoying the peaceful forest backdrop. A wood-burning stove adds warmth and charm in cooler months, while a wall A/C unit keeps things comfortable in the summer. One of the two bedrooms is currently set up as a cozy sitting room, but can easily be converted back to a bedroom if needed. You'll love the convenience of the attached heated garage, and the true gem of the property: a massive 40x46 heated shop, ideal for a tradesperson, car enthusiast, or hobbyist in need of serious workspace. Lots of out buildings for mixed use. This property is showcasing true pride of ownership. Outside, enjoy a fire pit area, plenty of room for outdoor activities, and extensive exterior storage for all your tools, toys, or seasonal items. Whether you're

looking to escape the city, start a hobby farm, or simply enjoy the great outdoors, this property offers a rare combination of function, beauty, and tranquility.