



**GRASSROOTS**  
REALTY GROUP

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**370011 Range Road 4-5**  
**Rural Clearwater County, Alberta**

**MLS # A2234721**

**\$339,500**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	6.98 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	CRA
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 12'x35' deck attached, pump house and a tool shed

New Subdivision with a 3 bedroom, 2 bath home. The 1994 16' wide mobile home has a large deck and porch and is equipped with, range, fridge, dishwasher, microwave, washer & dryer, and a water softener. This seven acre parcel has ample room for gardens and pasture. Includes a pump house, and tool shed, and an extra serviced site for a mobile home.