



GRASSROOTS
REALTY GROUP

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363005 RR 6-3
Rural Clearwater County, Alberta

MLS # A2243261



\$684,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,672 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2
Garage:	RV Garage		
Lot Size:	5.93 Acres		
Lot Feat:	Dog Run Fenced In		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	CRA
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: window coverings

Brand new everything! This acreage was developed over the last 2 years so all utilities, home and shop were all done in 2023. The home is a custom 22' wide Modular and still has the new home warranty. With an open concept and 4 bedrooms, this home is a showstopper and also boast a constant pressure controller as well as an extra large covered deck. The acreage itself is fenced and cross-fenced with an auto-waterer strategically placed as well as a frost free hydrant between the shop and house. The shop has 220 power, 14' walls, 6" concrete, drain, radiant heat and in-floor heat plumbed in. All of this with an amazing mountain view to the west.