



GRASSROOTS
REALTY GROUP

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394020 45 Range
Rural Clearwater County, Alberta

MLS # A2243299



\$429,900

| | | | |
|------------------|-----------------------------------------------------------------|---------------|---|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Mobile Home-Double Wide | | |
| Size: | 1,562 sq.ft. | Age: | - |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, Off Street | | |
| Lot Size: | 2.52 Acres | | |
| Lot Feat: | Cleared, Garden, Lawn, Meadow, Open Lot, Secluded, Treed, Views | | |

| | | | |
|--------------------|-----------------------------------------------------------------------------------------------|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Laminate, Linoleum, Tile | Sewer: | Septic Field, Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Aluminum Siding , Vinyl Siding | Zoning: | CR |
| Foundation: | Other | Utilities: | - |
| Features: | Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows | | |

Inclusions: N/A

Set on 2.52 acres of peaceful countryside, this double wide manufactured home offers a rare combination of privacy, panoramic views, and thoughtful modern updates. Surrounded by mature trees and open farmland with distant mountain vistas, the property is tucked back from the road and accessed by a horseshoe style drive through driveway, with all paved roads leading to the property for year round convenience. The home was extensively remodeled in the mid 2000s with a focus on long term comfort and quality. Updates include windows, doors, flooring, plumbing, kitchen, bathrooms, and more, bringing a fresh and functional feel to the space while preserving its warm and inviting character. The kitchen features a built in oven, cooktop, ample cabinetry, and a central island ideal for both meal prep and gathering. Updated fixtures and finishes throughout add to the sense of comfort and care. Outdoor living is a highlight, with two covered decks—one at the front and one at the back—each accessible through garden doors. Constructed with composite decking, these spaces offer sun or shade at any time of day and invite you to relax and take in the surrounding beauty. The seamless transition between indoor and outdoor spaces makes this home perfect for both quiet living and entertaining. The spacious primary bedroom serves as a private retreat, complete with its own garden door leading to the deck and a beautifully finished five piece ensuite. His and her sinks, a deep soaking jet tub, separate shower, and generous storage complete the space with comfort and function in mind. A durable metal roof offers lasting protection, while the fully fenced yard provides exceptional privacy and room to enjoy the outdoors. With nearby amenities including hospital care in Rimbey or Rocky Mountain House, groceries in Eckville, and recreation in Sylvan Lake,

the location offers a peaceful rural lifestyle without sacrificing access to essentials. This is a home where quality updates, natural beauty, and a quiet setting come together to create an ideal place to live with peace of mind and space to breathe.