



**51017 A Highway 598**  
**Rural Clearwater County, Alberta**

**MLS # A2267605**



**\$287,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	1.49 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	HR
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vaulted Ceiling(s)		

**Inclusions:** The 3 tv's that are mounted, 3 storage sheds

Affordable acreage on the outskirts of Leslieville - 1.49 acres with a custom designed mobile home. The home features a nice and open lay out with a large kitchen and a big bay window for extra dining space plus lots of cupboard and counter room. The two smaller bedrooms are of equal size and there's a full bathroom as well as an oversized ensuite in the master bedroom. The 8 x 10' addition offers lots of extra storage space and there are 3 storage sheds that are included as well. Bonus of central air, and the furnace is approximately 10 years old.