



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

51017 A Highway 598
Rural Clearwater County, Alberta

MLS # A2267605



\$287,000

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

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	HR
Foundation:	Other	Utilities:	-
Features:	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.