



GRASSROOTS
REALTY GROUP

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8 Voyageur Drive
Rural Clearwater County, Alberta

MLS # A2271318



\$320,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Mobile Home-Double Wide | | |
| Size: | 1,789 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 2.97 Acres | | |
| Lot Feat: | Back Yard, Level, Rectangular Lot, Treed | | |

| | | | |
|--------------------|---|-------------------|---------------------------|
| Heating: | Forced Air | Water: | Private, Well |
| Floors: | Carpet, Linoleum | Sewer: | Septic Field, Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | 21-39-7-W5 |
| Exterior: | Vinyl Siding | Zoning: | CR |
| Foundation: | Wood | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer

Discover a great blend of privacy and convenience nestled among mature trees yet only 3 km from Rocky. Set on just under 3 acres, this well-maintained mobile with a generous addition welcomes you with a spacious entryway leading into an open kitchen/dining area and a big, bright living room with a freestanding gas stove. This home offers 4 bedrooms, including a large primary with walk-in closet and 4-piece ensuite, plus a second 4-piece bathroom. Enjoy the outdoors on the covered deck with built-in seating and wheelchair access. Recent improvements include a new furnace and septic (2023), fresh paint and carpet, and a durable metal roof (2010). There's an older metal clad building for additional storage and the property is partially fenced providing plenty of cleared space for a future garage or shop, RV parking, and a garden.