



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 (48 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.