



GRASSROOTS
REALTY GROUP

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**2320 Rainy Creek Road
Rural Lacombe County, Alberta**

MLS # A2271486



\$424,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,221 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	4.00 Acres		
Lot Feat:	Few Trees, Front Yard, Irregular Lot, Lawn, Native Plants, Sloped, Views		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding , Vinyl Siding	Zoning:	AG
Foundation:	Block	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows, Wood Counters		

Inclusions: Seacan, Play structure, Shed, Existing RV, TV and mount in primary bedroom (all items As Is)

Stunning views of Sylvan Lake from your front deck! Properties like this are truly unique and one-of-a-kind. This 4-acre parcel is zoned AG and sits just off the northern tip of Sylvan Lake with direct access to Rainy Creek Road, close to the Sunbreaker Cove boat launch and with pasture space available. The mobile home has been completely gutted and renovated with everything NEW: plumbing, electrical wiring and panel, hot water on demand, exterior foam and wall insulation, ceiling panels and insulation, wall panels, flooring, vinyl windows (with warranty), paint, trim, bathroom, kitchen cabinets and countertops, plus a new washer, dryer, dishwasher, and new well pressure-tank system. Live comfortably while you plan your future dream build—or simply enjoy life with these breathtaking views! Experience the front deck, and you fully understand why this property is so Incredible!!