



412074 Highway 22
Rural Clearwater County, Alberta

MLS # A2286890



\$335,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,364 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	6.55 Acres		
Lot Feat:	Back Yard, Front Yard, Many Trees		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Laminate, Vinyl	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	16-41-7-W5
Exterior:	Manufactured Floor Joist, Metal Siding	Zoning:	CRA
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters		

Inclusions: n/a

Developed acreage off Highway 22 north of Rocky Mountain House! This property includes 6.55 acres, modular home and 24'x58' heated shop! . What a great spot to continue improving the property or start with a fresh new build with a shop and mature trees all around. The shop has a 2pc bathroom on the north end, infloor heat as well as an overhead heater on the south portion. This would be perfect for a home based business or working on your hobbies. The mobile is ready for your improvements, but is currently setup with 2 large bedrooms and a 3rd smaller room. There is a 4pc bathroom, and massive living room area with wood burning stoves. The kitchen is spacious with windows looking out to the west. Set roots down in west country, and enjoy peaceful living just 10min north of town!