



**395039 Highway 761**  
**Rural Clearwater County, Alberta**

**MLS # A2293013**



**\$525,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,806 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	5.73 Acres		
<b>Lot Feat:</b>	Few Trees, Front Yard, Garden, Lawn, Low Maintenance Landscape, Pasture		

<b>Heating:</b>	Fireplace(s), Forced Air, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	36-39-5-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Washer, Dryer, Fridge, Stove, Dishwasher, Woodstove, White Shed, 2 Chicken coops, Rabbit house, Window Coverings/Blinds

Welcome to your 5.73 oasis, where you have all the privacy you could hope for, no gravel driving, CRA zoning for animals and a beautiful home with both a gas fireplace & wood stove in addition to a detached 30x28 finished and heated garage to tinker in and park your toys. This 1996 modular home has a wonderful, functional layout which is sure to impress! Boasting 3 very spacious bedrooms, and 2 4pc bathrooms. On one end of the home you have your family room with a woodstove, access to your primary bedroom which gives you access to one of the 4pc bathrooms, which also leads you to another entrance to the home and laundry area. Off of the kitchen you have your dining room, living room with gas fireplace, the last two large bedrooms and the other 4pc bathroom. There are many large windows throughout, and the kitchen access takes you to your huge covered deck! Outside the home we have the fencing and cross fencing complete, there is a clay pad for a shop which is just shy of 40x60 in size, two chick coop homes, a shed, and even a rabbit house. Numerous improvements have been done here lately including, new furnace, new roof on the garage, new skirting around the home, new skylight in the kitchen, some new light fixtures, all new vinyl plank flooring throughout and the list goes on. If you're looking for a move in ready home with loads to offer this is the place or you!