



5308 Highway 579
Rural Mountain View County, Alberta

MLS # A2298194



\$675,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,521 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	11.84 Acres		
Lot Feat:	Treed		

Heating: Forced Air, Propane

Water: Well

Floors: Carpet, Laminate

Sewer: Open Discharge, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: 28-29-5-W5

Exterior: Vinyl Siding

Zoning: A2

Foundation: Piling(s)

Utilities: -

Features: Pantry

Inclusions: N/A

Escape to your Own Private Retreat just west of Water Valley! This Fully Treed and Fenced Property Spans just under 12 Acres, Offering Exceptional Privacy, Space, and Natural Beauty. The 2005 SRI 3-bedroom Mobile Home Features a Bright and Sunny Country Kitchen that Flows Seamlessly into the Open Dining and Living Areas—Perfect for Everyday Living and Entertaining. Step out from the dining area onto the Deck and Take In Peaceful Views of your Secluded Yard. The Spacious Primary Bedroom includes a Walk-in Closet and Private Ensuite, while Two Additional Bedrooms Provide Flexibility for Family, Guests, or a Home Office. Outdoors, Enjoy a Charming Cabin Tucked into the Trees, Complete with a Firepit Area for Relaxing Evenings Under the Stars. An Older Quonset Offers Excellent Space for a Workshop, Storage, or all your Recreational Toys. A Rare Opportunity to Own a Quiet, Treed Acreage with Room to Live, Work, and Play—just a Short Drive from Water Valley!