



373004 Range Road 6-3
Rural Clearwater County, Alberta

MLS # A2304571

\$475,000



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,518 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, None, Plug-In		
Lot Size:	5.93 Acres		
Lot Feat:	Landscaped, Level, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-37-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Block	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2 sheds, Horse shelter, Hot tub

Peaceful 5.93-acre property located between Rocky Mountain House and Caroline. This 1,510 sq ft double-wide manufactured home (2007) offers 4 bedrooms, 2 bathrooms, vaulted ceilings, and a walk-in closet. The open living area is bright and functional. Natural gas heat, drilled well, and tank & field septic. Treed on all four sides for privacy. Includes a deck, 2 sheds, and a horse shelter