



401035a Range Road 6-1
Rural Clearwater County, Alberta

MLS # A2122344



\$462,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	2,230 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Aggregate, Driveway, Front Drive, Other, Outside, Parking Pad, RV Access/P		
Lot Size:	7.19 Acres		
Lot Feat:	Gazebo, Front Yard, Garden, Landscaped, Private		

Heating:	Forced Air, Natural Gas, Pellet Stove	Water:	Well
Floors:	Linoleum, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	12-40-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Piling(s)	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: 1-stove(elect- smooth top), 1-refrigerator(2017), dishwasher built-in, stacked washer/dryer(2019), , iron filter-water softener system and reverse osmosis, gazebo, outdoor firepit(stand up type), 1- outdoor shed(10'x10'), 1-outdoor shed (10'x16'), moveable kitchen island, stand up freezer, free standing blue cabinet in kitchen, microwave oven, pellet stove with left over pellet bags, 1-ceiling fan, all window coverings, .

When your lifestyle demands more space for family and maybe for driving your rig home , then this may be the perfect scenario . The enticing view of this high land property will have you drive up the hard packed gravel lane way that leads to the wide turnabout and side lane parking close to the home. A property that offers substance , privacy, peace on 7.19 acres zoned CRA. Close access to highway 598 and 12 and still only 15-20 minutes east of Rocky Mountain House. The 2002 Modular Home is meticulously maintained, neat and tidy. Entire home repainted and all flooring changed to vinyl plank(2021). Starting at the South east end of the home is what was 2 bedrooms now converted to one large bedroom with 2 closets.(could be converted back) Next room is a 4 pcs. bathroom conveniently across from the front entry. Then we come into the bright open concept area with vault ceiling is the large living room, dining room and spacious kitchen with moveable island. Heading to the north west end is the Den or Theatre room that provides the perfect setting for endless family times together . For the added ambiance the theatre room opens into the addition. The addition (2009) well planned for a back entry space that is warm and cozy the pellet burning stove provides. The sloped ceiling assists in additional heat rising into the home. In this addition is also a bedroom and another room that provides as a pantry and extra storage. The north west end of the home presents the Primary large bedroom, a walk-in closet plus a separate 4 pcs. en-suite. The exterior of the home offers 48 ft. by 12 ft. railed deck, with gazebo . Landscaped yard with raised flower beds , 2 large sheds and yard light on the electrical pole finishes this fine package. Property offers great locations for that custom shop/garage or animal shelters the way you would like it to utilize them how you would like.

Modular is on Screw steel pilings and welded to the frame.