



70007 Township Road 36-5A
Rural Clearwater County, Alberta

MLS # A2143365



\$399,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,216 sq.ft.	Age:	1995 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	4.97 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Gentle Sloping		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Linoleum, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	None	LLD:	36-36-7-W5
Exterior:	Composite Siding	Zoning:	CRA
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: all outbuildings

You will be impressed with the park like setting on this 4.9 acre parcel. Manicured lawns, mature trees to keep it all private and not far from crown land and all the west country recreation opportunities. The 1216 sq ft mobile home offers 3 bedrooms and 2 full bathrooms with vaulted ceilings and includes 5 appliances. Large entrance addition with wood stove heat and a large covered and enclosed deck. Single detached 16x36' garage is wired, insulated and heated and would work for one vehicle, or great storage for all the toys plus a workshop. There is also a one room cabin plus other storage buildings available on the property. The land is zoned for animals but would require some fencing. Currently it's a private park-like oasis perfect to enjoy with friends and family. There's plenty of room for gardens and various water hookups around the yard to keep the veggies watered, or could work for RV hookups when you have visitors. Beautiful spots for a shop or new home build.