



1 Riverside Place
Rural Clearwater County, Alberta

MLS # A2146560



\$474,900

Division:	Riverside Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,748 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Front Drive, Parking Pad		
Lot Size:	4.50 Acres		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Gentle Sloping, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Vinyl Windows		

Inclusions: Firepit, playhouse, pole shed, shed, horse shelter, fencing and gates,

This is the one!!!! Located minutes from Rocky Mountain House , bring your pets-horses, dogs and family. 4.5 acres of treed usable land close to Pine Hills Golf Course, Twin Lakes, Crimson Lake , the North Saskatchewan River Boat Launch and the Rocky Rodeo grounds. This Riverside acreage has it all. The 5 bedroom 2 bathroom bungalow style home boasts a family room with vaulted ceilings. Open floorplan with tons of natural light makes this home warm and inviting. The recently upgraded primary bedroom features an ensuite that leaves little to be desired including a gorgeous soaker tub and master closet. Attached to the house is a large outdoor rear covered patio to enjoy the "outside-inside". A double detached garage, wired 220V, and pole shed are perfect for storing all your toys or tinkering away at the next project. Enjoy entertaining by the campfire with all your friends and family members. There is plenty of room for everyone to bring their campers for family reunions or long weekends. This is in a prime location with a perfect family home what more could you ask for!!