



**GRASSROOTS**  
REALTY GROUP

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**380041 Range Road 7-4**  
**Rural Clearwater County, Alberta**

**MLS # A2155441**



**\$155,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, gas stove, range fan, dishwasher, washer and dryer, portable air conditioner, ceiling fan, 13 x 20 portable garage

This is a unique opportunity to own this manufactured home located on a rented acreage in Clearwater County. 3 1/2 acres with a monthly lease rate of \$600.00 per month (Subject to landlord approval). This modular home was built in 2003, 3 bedroom and 2 bathrooms and is tied down to pilings on a gravel pad. Many upgrades and renovations have taken place over the past year including but not limited to a new bay window in the living room. The electric HWT could be converted to gas. The corner factory installed fire place is fueled by wood but could be converted to gas. The skirting has recently been reinsulated to R12. The 14000 BTU air conditioner, 13 X 20 portable garage are included. The dishwasher and dryer are new. This is a lovely spot surrounded by trees and wildlife passing by. There is a oil lease on the property and the oil company who owns it keeps the road plowed in the winter. Also on a school bus route. The addition which was removed from the original modular home is also for sale for \$15,000.00. It would make a wonderful workshop or what ever your imagination can think up. Finally this modular could be moved if you so choose.