



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

213081 585 Highway  
Rural Starland County, Alberta

MLS # A2198912



**\$314,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	10.65 Acres		
Lot Feat:	Corners Marked		

Heating:	Forced Air, Propane	Water:	Cistern, Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-33-21-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RAG
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** propane tank

Welcome Home! This 3 bedroom 2 bath open concept mobile home boasts a recently resealed skylight, separate laundry room, new flooring in the living area and small bedroom and a completely renovated main bath. Loads of natural light, and a deck to watch the sunset. There are fenced pastures, an old barn that needs work or torn down, an animal shelter, a shed, a 28x30 heated shop, and a beautiful treed yard. Minutes from the Tolman Bridge and the beautiful Badlands at the Red Deer river, for canoeing fishing, swimming, and a great gun club. Under 20 minutes to TROCHU, 5 minutes to Rumsey, 40 Mins to Stettler and 40 minutes to Drumheller Quick possession available.