



GRASSROOTS
REALTY GROUP

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

45 Ricinus Ridge
Rural Clearwater County, Alberta

MLS # A2200983



\$369,000

Division:	Ricinus Ridge		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1989 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	2.10 Acres		
Lot Feat:	Few Trees, Many Trees, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	14-36-7-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: Murphy Bed in spare bedroom, Hot tub - AS IS, TV mount in primary bedroom, Overhead heater in garage, Blue ray player in primary bedroom, 2 garage door openers- AS IS, Attached shelving in garage, Microwave not as shown

Welcome to your charming 2.1 acre retreat in Ricinus Ridge subdivision- ideal for full-time living or weekend get away. This cozy 2 bedroom(easily converted back to 3) ,2 (spacious 4 piece ensuite off of primary bedroom)bathroom mobile home , built in 1989, offers open - concept layout. The double attached heated garage is perfect for projects or storage. Enjoy the privacy of a beautiful treed lot with mature apple trees, fenced garden area, perennials landscaping and approx. 1 acre of cleared land at the back - ideal for creating your own peaceful sanctuary. This property has easy access to lakes , rivers, OHV trails, the west country and outdoor recreation. Only 10 minutes to Caroline and 25 minutes to Rocky Mountain House.