



GRASSROOTS
REALTY GROUP

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31366 RR13
Rural Mountain View County, Alberta

MLS # A2203763



\$474,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	961 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	4.15 Acres		
Lot Feat:	Few Trees, See Remarks		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	21-31-1-W5
Exterior:	See Remarks	Zoning:	R-CR
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Charming Small Acreage with Home & Large Shop – Just Minutes from Town! Discover the perfect blend of country living and convenience on this 4.15-acre property, located just minutes from town! This picturesque acreage offers plenty of space to enjoy the outdoors while staying close to all amenities. The 2-bedroom, 1-den mobile home is cozy and functional, providing a comfortable living space with an open-concept layout. Whether you need a home office or an extra guest room, the den offers great flexibility. A standout feature of this property is the large shop 60'x40') perfect for storage, hobbies, or a workshop. With ample space for vehicles, equipment, or projects, it's an excellent addition for those who need extra workspace. With the fantastic soil, you can grow the garden of your dreams! Whether you're looking for a hobby farm, a quiet retreat, or a place to build your dreams, this small acreage has endless potential. Schedule a viewing today with your favourite Realtor!