



**GRASSROOTS**  
REALTY GROUP

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**392040 Range Road 6-1**  
**Rural Clearwater County, Alberta**

**MLS # A2210990**



**\$459,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	6.99 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	14-39-6-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, window coverings, shed, greenhouse, garage door opener and remote

Welcome to this private 6.99 acre property located down a quiet no exit road. The immaculate well cared for mobile has been maintained and upgraded over the years with updates including newer roof, replaced skirting (tin) and upgraded with Durafoam insulation, newer heat tape, paint, and refaced cabinets to name a few. Home shows very well and has had great pride of ownership. Spacious primary bedroom with walk-in closet and 4pc ensuite, good sized kitchen and living room with two additional bedrooms and 4pc bath. Outside you'll love the privacy, play space, fire pit, greenhouse, 48x14 deck and a beautiful dugout/pond to enjoy however you please. The 36x28 shop is heated with additional storage cabinets, concrete floor, and has a 14x36 lean-to added on perfect for Rv parking or additional covered storage. This acreage is Zoned CRA and could be set up however you like.