



**GRASSROOTS**  
REALTY GROUP

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**370028 Range Road 6-1**  
**Rural Clearwater County, Alberta**

**MLS # A2231506**



**\$479,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Low Maintenance Landscape, Native Plants, Pasture		

<b>Heating:</b>	Forced Air, Propane
<b>Floors:</b>	Laminate, Vinyl Plank
<b>Roof:</b>	Metal
<b>Basement:</b>	None
<b>Exterior:</b>	Aluminum Siding
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	Vinyl Windows

<b>Water:</b>	Well
<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	CRA
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, Washer and Dryer

Fresh, bright, and move-in ready &mdash; this beautifully renovated 2-bedroom, 1-bathroom home is the perfect place to plant roots and breathe in the rural life. Tucked onto a manageable acreage just 4 miles north of Caroline (on pavement!), this 2005, 16x60 mobile has been thoughtfully updated and exceptionally maintained, making it an ideal starter property for couples, small families, or those looking to downsize without sacrificing freedom. Step inside to discover a warm and inviting interior with newer appliances, fresh paint, vinyl windows and doors, and a long list of mechanical updates including a vented peak tin roof, siding, skirting, hot water tank, and pressure tank &mdash; all done for you. A spacious 325 sq ft finished addition offers flexible living options &mdash; think cozy family room, large third bedroom, or creative workspace. The large laundry and storage room adds to the home's functionality. Out front, a sunny south-facing deck overlooks low-maintenance perennial gardens and a newly graveled driveway that leads to the impressive 3-bay shop. Wired with 220 power, wood heat, and boasting concrete floors, new soffits, and insulation, this space is ideal &mdash; whether you're tinkering, building, or storing. The private backyard is perfect for quiet evenings or gathering with friends. A back deck opens to a peaceful space complete with chicken coop, additional outbuilding (fully powered and freshly tin-sided), and a partially finished building for guests or maybe an epic playhouse &mdash; a blank canvas for your imagination. The acreage is perimeter fenced with a gated driveway, plus a pen and shelter for a horse or smaller animals &mdash; ideal for hobby farmers or animal lovers. Located on a school bus route and just minutes from Caroline's school, grocery, and essential services, you're also within easy reach of the Caroline Golf

Course, west country trails, and only a short commute to Rocky Mountain House or Red Deer. This one checks all the boxes: clean, bright, updated, and ready for its next chapter. All that's missing is you.