



**GRASSROOTS**  
REALTY GROUP

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**13 Hillside Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2232496**



**\$650,000**

<b>Division:</b>	Hillside Estates		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Ga		
<b>Lot Size:</b>	4.70 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Lawn, Many Trees, Private, Rectangular Lo		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	32-35-4-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s), Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Hood Vent, Water Softener, Window Coverings, Sheds, Garage Door Opener & Remotes, Air Compressor, A/C Unit in Window, BBQ'S, Freezer

Tranquil Country Living on 4.70 Acres &ndash; Perfect for Hobbyists or Nature Lovers! Discover peaceful, modest living in this well-maintained 2-bedroom, 2-bathroom mobile home nestled in the heart of nature. Surrounded by serene forest views and set on a spacious 4.70-acre lot, this property offers privacy, comfort, and space to pursue your passions&mdash;indoors and out. The home features an open-concept layout with a bright and airy living room, dining area, and kitchen that flow seamlessly together under vaulted ceilings, recently painted for a fresh look. Beautiful hardwood flooring extends throughout the home, complemented by large windows that flood the space with natural light. The kitchen is a standout, offering ample oak cabinetry, generous counter space, a gas stove, stainless steel appliances, and abundant storage&mdash;ideal for everyday living or entertaining. The spacious primary bedroom is a true retreat, offering room for a full furniture set, generous closet space, and a private 4-piece ensuite for your comfort and convenience. Step through the dining room onto a spacious deck, perfect for BBQs, relaxing, or enjoying the peaceful forest backdrop. A wood-burning stove adds warmth and charm in cooler months, while a wall A/C unit keeps things comfortable in the summer. One of the two bedrooms is currently set up as a cozy sitting room, but can easily be converted back to a bedroom if needed. You'll love the convenience of the attached heated garage, and the true gem of the property: a massive 40x46 heated shop, ideal for a tradesperson, car enthusiast, or hobbyist in need of serious workspace. Lots of out buildings for mixed use. This property is showcasing true pride of ownership. Outside, enjoy a fire pit area, plenty of room for outdoor activities, and extensive exterior storage for all your tools, toys, or seasonal items. Whether you're

looking to escape the city, start a hobby farm, or simply enjoy the great outdoors, this property offers a rare combination of function, beauty, and tranquility.