



**1 Pine Ridge Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2303905**



**\$530,000**

<b>Division:</b>	Pine Ridge Estates		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	3.59 Acres		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	24-39-8-W5
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	CRA
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Storage Sheds

Acreage living with highway access just minutes west of Rocky Mtn House. This 3.59 acre parcel is nicely treed with mature pines and features a 1993, 16 x 52' Shelter mobile home in very good condition with 2 bedrooms and 1 bathroom. The front deck and fenced yard create privacy with room for pets and two awnings over the deck plus a gazebo offer a nice bit of shade. The amazing 40 x 60' shop is fully finished with a 16 x 16' overhead door, radiant heat and lots of floor space and a mezzanine. Several sheds are included with the property for additional storage. If you're looking for a nice acreage set up here's your opportunity.