



373004 Range Road 6-3
Rural Clearwater County, Alberta

MLS # A2304571



\$475,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,518 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, None, Plug-In		
Lot Size:	5.93 Acres		
Lot Feat:	Landscaped, Level, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-37-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Block	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2 sheds, Horse shelter, Hot tub

Peaceful acreage living just minutes from Rocky Mountain House and Caroline! Nestled on 5.93 beautifully treed acres, this private and well-maintained property offers the perfect blend of space, comfort, and functionality. This manufactured home features over 1,500 sq ft of bright, open-concept living space with 3 bedrooms and 2 full bathrooms. Vaulted ceilings enhance the airy feel, while the spacious kitchen and living area create an ideal setup for everyday living and entertaining. The primary bedroom includes a walk-in closet and convenient ensuite. Enjoy the outdoors with a large deck, mature trees surrounding the property for added privacy, and plenty of room for animals or hobbies. The property is fully equipped with natural gas heat, a drilled well, and a septic tank and field for comfortable year-round living. Whether you're looking for a peaceful country retreat, a starter acreage, or a place to enjoy the rural lifestyle with room to grow, this property offers incredible value and opportunity!