



83035 Township Road 38-4A
Rural Clearwater County, Alberta

MLS # A2318983



\$210,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,200 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	5.71 Acres		
Lot Feat:	Irregular Lot, Treed		

Heating: Propane, Wall Furnace

Water: Well

Floors: Linoleum

Sewer: Unknown

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: 28-38-8-W5

Exterior: Wood Siding

Zoning: CRA

Foundation: None

Utilities: -

Features: See Remarks

Inclusions: N/A

Nearly 6 acres of treed privacy in Rural Clearwater County with a 24' x 26' double detached garage. South-facing and naturally sheltered, the land offers a quiet rural setting within easy reach of Rocky Mountain House (only a 15-minute drive) and a short drive to Cow Lakes' Store and Resort. This location offers the outdoor recreation the region is known for. Available for immediate possession.