



GRASSROOTS
REALTY GROUP

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4651 49 Avenue
Clive, Alberta

MLS # A2335677



\$239,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,321 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Brush, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping		
Heating:	Standard, Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Piling(s)	Utilities:	-

Features: Bidet, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows

Inclusions: Freezer (Garage+ Kitchen), Generator in Garage (as-is), Furnace in Garage (as-is)

Welcome home to easy, worry-free living in the peaceful Village of Clive! This charming 3 bed, 2 bath modular home sits on a spacious, sheltered 60x160 lot offering the kind of privacy and quiet you just can't find in the city. Step inside to find fresh laminate flooring throughout (2025), giving the space a bright, modern feel from the moment you walk in. Outside, brand new shingles (2024) and a freshly sealed driveway (2026) mean the big-ticket items are already done — so all that's left to do is move in and enjoy. The beautifully maintained yard features garden beds, raspberry bushes, and cherry trees — perfect for anyone who loves fresh fruit right off the branch and a little time outdoors. A double detached 24x24 garage keeps your vehicles and toys tucked away, while a Culligan drinking water system ensures crisp, clean water straight from the tap. Whether you're downsizing, starting out, or just craving small-town charm with big-time value, this one checks all the boxes. Don't miss your chance to call this gem home!