



GRASSROOTS
REALTY GROUP

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08 RAILWAY Avenue
Rural Paintearth No. 18, County of, Alberta

MLS # A2335708



\$269,000

Division:	Federal		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,440 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	4.84 Acres		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Vinyl Plank	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Combination	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: N/A

Rural Acreage Living Near Coronation Welcome to peaceful country living in rural Paintearth County, in the subdivision of Federal, just 7 miles west of Coronation, this property offers space, privacy, and plenty of room to enjoy the outdoors. Lot A features approximately 4.84 acres with a 24' x 60' double-wide mobile home, set on blocking. The home offers 3 bedrooms and 2 bathrooms, including a convenient en suite. A spacious additional family room provides even more living space for relaxing or entertaining. Inside, you'll find vinyl plank flooring, vinyl windows throughout with the exception of one kitchen window, and a metal roof for added durability. The home is surrounded by a wrap-around deck and covered porch, creating inviting spaces to enjoy the quiet surroundings. The property also features a substantial 20' x 44' detached garage, complete with a craft room and dedicated workspace, with a wood flooring. A drilled well is located on the additional lot that feeds the home. Outside, the large, maturely treed yard provides a beautiful private setting, complete with a firepit and shed. The additional lots on the east side of the subdivision provide even more space and flexibility for future use. With four titles, approximately 4.84 acres on Lot A, additional lots, a spacious home, large garage, drilled well, and a quiet rural location, this property offers a wonderful opportunity for those looking for room to breathe and enjoy country living. All regular appliances are included.