



GRASSROOTS
REALTY GROUP

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5016, 49 street
Clive, Alberta

MLS # A2340213

\$225,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,520 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub		

Inclusions:	N/A
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Discover the tranquil charm of life in Clive, situated just 15 minutes east of Lacombe and 30 minutes from Red Deer. This property offers an ideal balance between a convenient commute and the unique benefits of small-town living. The home features significant upgrades and a spacious, open-concept floor plan. The primary suite, located at the front of the residence for added privacy, includes a large walk-in closet and a spa-inspired four-piece ensuite, accessed via a modern barn door. Adjacent to the suite is a functional utility and laundry room with a dedicated secondary entrance. Vaulted ceilings define the heart of the home, spanning the kitchen, dining, and living areas. The kitchen is equipped with a generous eat-up island seating six, a spacious walk-in pantry, and updated appliances, including a refrigerator and dishwasher. The dining area provides ample space for a full-sized table and features an elegant built-in glass china cabinet. Toward the rear of the home, there are two additional bedrooms and a four-piece bathroom, complemented by a versatile media room or study off the living area that could easily serve as a fourth bedroom.