



GRASSROOTS
REALTY GROUP

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6, 115025 Township Road 584
Rural Woodlands County, Alberta

MLS # A2348544



\$359,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,510 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.00 Acre		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	Kitchen Island, Laminate Counters

Water:	Well
Sewer:	Mound Septic
Condo Fee:	-
LLD:	-
Zoning:	Country Residential
Utilities:	-

Inclusions: Shed, horse shelter, insulated Outbuilding

Welcome to affordable acreage living in the Mountain Springs subdivision! Situated on just over 6 beautifully treed acres, this 2012 , 20-wide modular home offers privacy, open views and plenty of room to enjoy the outdoors. For the recreational enthusiast, you'll love having miles of Crown land just a short walk or ride away, making it easy to head out on your quads, sleds or other recreational vehicles right from home. With plenty of space around you, the property also offers potential for horses and room to make the acreage your own. Inside, you'll find a comfortable and functional family floorplan with 3 bedrooms and 2 bathrooms. There is new flooring throughout the home and fresh paint that keeps it nice and bright! The open-concept kitchen, dining and living area creates a welcoming main living space that flows nicely for everyday family life and entertaining. Step outside to enjoy the peaceful acreage setting, with all the mature trees. Enjoy the sunrises and sunsets from the comfort of your own deck, while the kids play in the yard! If you've been looking for an affordable way to get onto an acreage, enjoy some privacy and have recreational opportunities practically at your doorstep, this Mountain Springs property is a great place to start.