



GRASSROOTS
REALTY GROUP

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85035 TWP RD 37-4
Rocky Mountain House, Alberta

MLS # A2349247



\$899,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	2,021 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, RV Garage, Single Garage Detached		
Lot Size:	6.97 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Lawn, Many Trees, Private, Secluded, Phone		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water		

Inclusions: Outhouses, storage sheds

Attention Nature Lovers & Outdoor Enthusiasts! Discover 6.97 acres of pure outdoor bliss nestled between Rocky Mountain House and Caroline (Southfork Road), backing directly onto pristine crown land. Whether you are seeking the ultimate family recreational retreat or a serene off-grid permanent residence, this private oasis delivers. The property features a spacious 5-bedroom, 2.5-bathroom modular home (2,021 sq ft) with a massive covered deck overlooking lush trees, meadows, wildlife, and a naturally spring-fed pond. New Asphalt shingles, vinyl siding and insulated skirting in 2024. Key highlights & Infrastructure include incredible Storage: Single-car detached garage with lean-to, large Quonset with lean-to, and multiple storage sheds. The property is always guest ready with two extra cabins on-site plus ample RV parking equipped with power hookups. This area is a trailblazer's Paradise! Direct access out the front gate to a premier network of quadding and side-by-side trails. An angler's Dream! Located within 15 minutes of Mitchell Lake, Strubel Lake, Cow Lake, Swan Lake, and Prairie Creek. This property is an absolute diamond in the rough that must be seen to be truly appreciated. Schedule your viewing today to experience this unparalleled piece of Alberta paradise!