



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

35457 Range Road 13  
Rural Red Deer County, Alberta

MLS # A2352160

**\$490,000**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                     |        |                   |
| Type:     | Residential/Manufactured House                                           |        |                   |
| Style:    | Acreage with Residence, Mobile Home-Double Wide                          |        |                   |
| Size:     | 1,566 sq.ft.                                                             | Age:   | 1993 (33 yrs old) |
| Beds:     | 3                                                                        | Baths: | 2                 |
| Garage:   | Single Garage Detached                                                   |        |                   |
| Lot Size: | 2.97 Acres                                                               |        |                   |
| Lot Feat: | Back Yard, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, P |        |                   |

|             |                                                                                                                                                                   |            |                           |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------------------|
| Heating:    | Forced Air, Natural Gas, Wood, Wood Stove                                                                                                                         | Water:     | Well                      |
| Floors:     | Laminate, Vinyl                                                                                                                                                   | Sewer:     | Septic Field, Septic Tank |
| Roof:       | Asphalt Shingle                                                                                                                                                   | Condo Fee: | -                         |
| Basement:   | None                                                                                                                                                              | LLD:       | -                         |
| Exterior:   | Other, Vinyl Siding, Wood Frame                                                                                                                                   | Zoning:    | AG                        |
| Foundation: | Piling(s)                                                                                                                                                         | Utilities: | -                         |
| Features:   | Ceiling Fan(s), Closet Organizers, French Door, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |            |                           |
| Inclusions: | Fridge, Stove                                                                                                                                                     |            |                           |

Country living awaits just minutes west of Innisfail—with room to enjoy today and exciting possibilities for the future! This beautiful 2.97-acre property offers peaceful acreage living without giving up the convenience of being close to town. Located on a quiet no-exit road, with pavement to Range Road 13 and only a half mile of gravel, you'll love the rolling countryside, wide-open views, and sense of privacy. The well-manicured yard is surrounded by mature trees, creating a private and welcoming setting with views for days. Spend summer evenings gathered around the secluded, treed firepit area, enjoy the expansive outdoor space, or take advantage of the detached 16' x 24' garage for parking, storage, or projects. Inside, this over 1,500 sq. ft. double-wide mobile home offers a spacious and inviting layout with 3 bedrooms and 2 bathrooms. Vaulted ceilings and an open-concept design create a bright, airy feel, while the wood-burning fireplace adds warmth and country charm. The kitchen features an abundance of cabinetry, generous counter space, plenty of storage, updated appliances, and a kitchen sink perfectly positioned to overlook the backyard. The spacious primary bedroom provides plenty of room for larger furniture, a walk-in closet, and peaceful country views right outside your window. Vinyl windows throughout add to the home's comfort and efficiency. Numerous upgrades add comfort and value: new doors, roof, fireplace, pressure tank, hot water tank, washer, dryer, and dishwasher in 2022; a new well pump, water softener, and stove in 2024; and a new furnace, central air conditioning, and fridge in 2026. Looking ahead, nearly 3 acres offers the opportunity to dream big! Enjoy the existing home while planning a future dream home, or explore adding the shop or garage you've always wanted, subject to

applicable approvals. With utilities already established on the property, there may be potential to reduce future servicing costs, depending on your plans and capacity requirements. When you're ready to build, selling the mobile home for relocation could also help offset the cost of your next chapter, depending on its future condition, market demand, and removal costs. Whether you're looking for a comfortable acreage to call home now or a place to bring your long-term vision to life, this property offers space, privacy, and possibilities—all just minutes from Innisfail!