



**GRASSROOTS**  
REALTY GROUP

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**48, 33009 Range Road 55**  
**Rural Mountain View County, Alberta**

**MLS # A2210995**



**\$399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.60 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many T		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 131
<b>Basement:</b>	None	<b>LLD:</b>	5-33-5-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Cabinets in storage room, 2 storage sheds, Lawn Mower

Discover the perfect blend of peace and privacy with this charming country acreage! Tucked away among mature trees, this cozy 2-bedroom, 1.5-bathroom mobile home offers a tranquil retreat with all the conveniences of updated living. Step inside to find extensive renovations throughout, including a bright and welcoming living area centered around a brand-new wood-burning stove—ideal for cozy cooler nights. Nearly all the windows are under two years old, and two new patio doors were added to bring in even more natural light. Enjoy new flooring throughout the home, a fully renovated 3 pce main bathroom with a walk in tiled shower, and a newly added half bath ensuite. Both bedrooms are generously sized and offer ample closet space. Outside, a covered deck invites you to relax and enjoy the peaceful surroundings year round. With back alley access, green space on multiple sides, and a fenced yard filled with lilac bushes, fruit trees, and berry bushes, this property is a hidden gem—perfect for gardening, pets, or simply enjoying nature. Whether you’re a first time buyer, retiree, or just looking to escape the hustle and bustle, this private acreage offers the ideal country lifestyle. Don’t miss your chance to make it yours!