

413 CONDOR
Rural Clearwater County, Alberta

MLS # A2309236



\$299,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	938 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Enclosed, Gravel Driveway, Heated Garage, Insula		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind, Open L		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	5-39-4-W5
Exterior:	Other	Zoning:	HR
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: N/A

****Discover Acreage-Style Living in the Heart of Condor, Alberta****This rare 1-acre property offers the perfect blend of small-town convenience and expansive country living right in Condor. Enjoy the privacy and space while being conveniently located just 15 minutes from Rocky Mountain House, a short 20min drive to the beautiful shores of Sylvan Lake, and an easy commute to Red Deer. Plus the brand new Charlotte Elementary School is just down the street and the new Clearwater Regional Fire Rescue Service down the road. The real showstopper is the impressive shop package: a massive 40x32 heated shop with in-floor heating, a full bathroom, fully drywalled and painted interior, and a dedicated paint booth with ventilation. Complementing it is a second 28x24 heated shop with in-floor heating, forced air furnace, and 220 power, plus a 14x28 unheated graveled floor bay. Numerous additional outbuildings offer plenty of storage, and a second residence site is already approved with full hookups in place from a previous modular home—ideal for family, rental income, or future expansion. The well-maintained 1974 mobile home has been thoughtfully updated with newer vinyl siding, vinyl windows, and a durable metal roof. Enjoy the large side deck for your morning coffees and family enjoyment. It features its own private well and the added convenience of town sewer hook-up. Outside, a secluded firepit area creates the ideal spot for relaxing evenings, while the large graveled yard provides ample parking for vehicles, RVs, and guests, supported by an upgraded site transformer for additional power needs. Site also has an emergency generator connection to power your home and shops through any power outages. Whether you're looking for a nice place to call home, mechanic's dream setup, or a peaceful family retreat with room to grow, this

Condor gem delivers unmatched value and versatility.