

**413033A Range Road 6-3**  
**Rural Clearwater County, Alberta**

**MLS # A2198099**



**\$384,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                 |               |                   |
| <b>Type:</b>     | Residential/Manufactured House       |               |                   |
| <b>Style:</b>    | Acreage with Residence, Modular Home |               |                   |
| <b>Size:</b>     | 1,216 sq.ft.                         | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 3                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                           |               |                   |
| <b>Lot Size:</b> | 20.86 Acres                          |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape            |               |                   |

|                    |   |                   |                                |
|--------------------|---|-------------------|--------------------------------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | Well                           |
| <b>Floors:</b>     | Laminate  | <b>Sewer:</b>     | Septic Field, Septic Tank      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -                              |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | 22-41-6-W5                     |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | M                              |
| <b>Foundation:</b> | Block, Piling(s)  | <b>Utilities:</b> | Electricity Connected, Propane |
| <b>Features:</b>   | Built-in Features, Jetted Tub, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |                   |                                |

**Inclusions:** none

Enjoy the Great Mountain views from this beautiful acreage located 15 minutes NE of Rocky....all on pavement. Approximately 20.86 acres with 1994 Winalta mobile home in....siding and shingles all in good condition. Home has 3 bedrooms/2 full baths...jet tub in master. All appliances included. Skylight in kitchen. 12x24 addition with a small deck in the rear and 12x52 deck in front facing the mountain view. small storage shed and 3 raised beds. The mobile home and addition are set on solid wood blocking on concrete piles. The acreage is fully self contained with power, a new septic field (2024), propane tank (rented) water well is 160 ft.deep....with a hydrant and fencing on most sides. Zoned IA (intensive ag) for a commercial agricultural operation and water act approval in place for the construction of a dugout-trout pond. Access is provided by an oilfield road with approximately 1000.00/year in revenue. Lots of room for a shop/gardens, greenhouses and a great place to raise a family.