

## 45 Ricinus Ridge Rural Clearwater County, Alberta

**MLS # A2200983**


# \$369,000

<b>Division:</b>	Ricinus Ridge		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.10 Acres		
<b>Lot Feat:</b>	Few Trees, Many Trees, Treed		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Metal

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Block

**Features:** Ceiling Fan(s), High Ceilings

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** 14-36-7-W5

**Zoning:** CR

**Utilities:** -

**Inclusions:** Murphy Bed in spare bedroom, Hot tub - AS IS, TV mount in primary bedroom, Overhead heater in garage, Blue ray player in primary bedroom, 2 garage door openers- AS IS, Attached shelving in garage, Microwave not as shown

Welcome to your charming 2.1 acre retreat in Ricinus Ridge subdivision- ideal for full-time living or weekend get away. This cozy 2 bedroom( easily converted back to 3 ) ,2 (spacious 4 piece ensuite off of primary bedroom )bathroom mobile home , built in 1989, offers open - concept layout. The double attached heated garage is perfect for projects or storage. Enjoy the privacy of a beautiful treed lot with mature apple trees, fenced garden area, perennials landscaping and approx. 1 acre of cleared land at the back - ideal for creating your own peaceful sanctuary. This property has easy access to lakes , rivers, OHV trails, the west country and outdoor recreation. Only 10 minutes to Caroline and 25 minutes to Rocky Mountain House.