

363005 RR 6-3  
Rural Clearwater County, Alberta

MLS # A2243261



## \$684,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	RV Garage		
<b>Lot Size:</b>	5.93 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** window coverings

Brand new everything! This acreage was developed over the last 2 years so all utilities, home and shop were all done in 2023. The home is a custom 22' wide Modular and still has the new home warranty. With an open concept and 4 bedrooms, this home is a showstopper and also boast a constant pressure controller as well as an extra large covered deck. The acreage itself is fenced and cross-fenced with an auto-waterer strategically placed as well as a frost free hydrant between the shop and house. The shop has 220 power, 14' walls, 6" concrete, drain, radiant heat and in-floor heat plumbed in. All of this with an amazing mountain view to the west.