

51017 A Highway 598  
Rural Clearwater County, Alberta

MLS # A2267605

**\$287,000**



|                    |                                       |                   |              |
|--------------------|---------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Laminate, Linoleum                    | <b>Sewer:</b>     | Holding Tank |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | None                                  | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Mixed                                 | <b>Zoning:</b>    | HR           |
| <b>Foundation:</b> | Other                                 | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Laminate Counters, Vaulted Ceiling(s) |                   |              |

**Inclusions:** The 3 tv's that are mounted, 3 storage sheds

Affordable acreage on the outskirts of Leslieville - 1.49 acres with a custom designed mobile home. The home features a nice and open lay out with a large kitchen and a big bay window for extra dining space plus lots of cupboard and counter room. The two smaller bedrooms are of equal size and there's a full bathroom as well as an oversized ensuite in the master bedroom. The 8 x 10' addition offers lots of extra storage space and there are 3 storage sheds that are included as well. Bonus of central air, and the furnace is approximately 10 years old.