

**204, 29542 Range Road 52  
Rural Mountain View County, Alberta**

**MLS # A2280145**



**\$775,000**

<b>Division:</b>	Watervalley	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide	
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b> 2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Additional Parking, Double Garage Detached, Insulated	
<b>Lot Size:</b>	13.53 Acres	
<b>Lot Feat:</b>	Gazebo, Private, Treed	

<b>Heating:</b>	Forced Air	<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>	34-29-5-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island		

**Inclusions:** [TBD: Window Coverings, Bar Fridge, Ceiling speakers, Exterior deck decor - screwed in? Exterior deck heater, Bathroom shelves, Greenhouse, Wood Shed, Hot Tub, Gazebo]

Set on a beautifully TREED SETTING, this 1,472 sq ft modular home offers the space and lifestyle acreage buyers crave. The OPEN-CONCEPT living area is warm and inviting, anchored by a WOOD BURNING FIREPLACE, exposed WOOD BEAMS & room to gather comfortably. A generous dining area flows into the functional kitchen featuring a center ISLAND, a COFFEE BAR and a large WALKTHROUGH PANTRY with convenient access to the laundry room and secondary entry, perfect for country living. The thoughtfully designed floor plan provides separation and privacy, with the primary suite tucked away on its own wing, complete with a walk-in closet and 4-piece ensuite. Two additional bedrooms and a second 4-piece bathroom are located on the opposite side of the home, ideal for family, guests, or a home office. Outside, enjoy wide-open space surrounded by forest, a DETACHED DOUBLE GARAGE, and a large WRAP AROUND DECK with pergola; an ideal spot to relax, entertain, and take in the peaceful, private setting that acreage living is all about. Additionally there is a Greenhouse, Wood Shed, and Hot Tub included with the property. You will love the PRIVACY of being at a dead end road and you can't beat the location being walking distance to the Little Red Deer River & community of Water Valley. Start living your Country Dream Life Today !!