

**13 Hillside Drive  
Rural Clearwater County, Alberta**

**MLS # A2232496**



**\$650,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillside Estates                                                         |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                           |               |                   |
| <b>Style:</b>    | Acreage with Residence, Mobile Home-Single Wide                          |               |                   |
| <b>Size:</b>     | 1,259 sq.ft.                                                             | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 2                                                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Ga   |               |                   |
| <b>Lot Size:</b> | 4.70 Acres                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Landscaped, Lawn, Many Trees, Private, Rectangular Lo |               |                   |

|                    |                                                                                   |                   |             |
|--------------------|-----------------------------------------------------------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Propane                                                               | <b>Water:</b>     | Well        |
| <b>Floors:</b>     | Hardwood                                                                          | <b>Sewer:</b>     | Septic Tank |
| <b>Roof:</b>       | Metal                                                                             | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | None                                                                              | <b>LLD:</b>       | 32-35-4-W5  |
| <b>Exterior:</b>   | Vinyl Siding                                                                      | <b>Zoning:</b>    | CR          |
| <b>Foundation:</b> | Piling(s), Pillar/Post/Pier                                                       | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Bookcases, Ceiling Fan(s), Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows |                   |             |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Hood Vent, Water Softener, Window Coverings, Sheds, Garage Door Opener & Remotes, Air Compressor, A/C Unit in Window, BBQ'S, Freezer

Tranquil Country Living on 4.70 Acres &ndash; Perfect for Hobbyists or Nature Lovers! Discover peaceful, modest living in this well-maintained 2-bedroom, 2-bathroom mobile home nestled in the heart of nature. Surrounded by serene forest views and set on a spacious 4.70-acre lot, this property offers privacy, comfort, and space to pursue your passions&mdash;indoors and out. The home features an open-concept layout with a bright and airy living room, dining area, and kitchen that flow seamlessly together under vaulted ceilings, recently painted for a fresh look. Beautiful hardwood flooring extends throughout the home, complemented by large windows that flood the space with natural light. The kitchen is a standout, offering ample oak cabinetry, generous counter space, a gas stove, stainless steel appliances, and abundant storage&mdash;ideal for everyday living or entertaining. The spacious primary bedroom is a true retreat, offering room for a full furniture set, generous closet space, and a private 4-piece ensuite for your comfort and convenience. Step through the dining room onto a spacious deck, perfect for BBQs, relaxing, or enjoying the peaceful forest backdrop. A wood-burning stove adds warmth and charm in cooler months, while a wall A/C unit keeps things comfortable in the summer. One of the two bedrooms is currently set up as a cozy sitting room, but can easily be converted back to a bedroom if needed. You'll love the convenience of the attached heated garage, and the true gem of the property: a massive 40x46 heated shop, ideal for a tradesperson, car enthusiast, or hobbyist in need of serious workspace. Lots of out buildings for mixed use. This property is showcasing true pride of ownership. Outside, enjoy a fire pit area, plenty of room for outdoor activities, and extensive exterior storage for all your tools, toys, or seasonal items. Whether you're

looking to escape the city, start a hobby farm, or simply enjoy the great outdoors, this property offers a rare combination of function, beauty, and tranquility.