

**8 Voyageur Drive  
Rural Clearwater County, Alberta**
**MLS # A2271318**

# \$320,000



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide	
<b>Size:</b>	1,789 sq.ft.	<b>Age:</b> 1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2
<b>Garage:</b>	Parking Pad	
<b>Lot Size:</b>	2.97 Acres	
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot, Treed	

<b>Heating:</b>	Forced Air	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	21-39-7-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	fridge, stove, dishwasher, microwave, washer, dryer		

Discover a great blend of privacy and convenience nestled among mature trees yet only 3 km from Rocky. Set on just under 3 acres, this well-maintained mobile with a generous addition welcomes you with a spacious entryway leading into an open kitchen/dining area and a big, bright living room with a freestanding gas stove. This home offers 4 bedrooms, including a large primary with walk-in closet and 4-piece ensuite, plus a second 4-piece bathroom. Enjoy the outdoors on the covered deck with built-in seating and wheelchair access. Recent improvements include a new furnace and septic (2023), fresh paint and carpet, and a durable metal roof (2010). There's an older metal clad building for additional storage and the property is partially fenced providing plenty of cleared space for a future garage or shop, RV parking, and a garden.