

**35, 80041 Old Hwy. 11A
Rural Clearwater County, Alberta**

MLS # A2276512



\$110,000

Division:	West Country Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,352 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, See Remarks		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Lagoon
Roof:	Asphalt, Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding	Zoning:	-
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Ceiling Fan(s), French Door, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: blinds

Minutes west of Rocky on 11A to West Country Community backing onto trees and enjoy the country living at an affordable price. This mobile is in good condition with 3 beds and 2 full baths. There is a newer 12X14 addition; perfect for a coat/boot room. The 12X32 enclosed covered deck is a nice addition offering a great area for summer BBQ'ing. The 2 sheds are included. The yard is fenced. There is free internet on this lot. The monthly rent is \$500.00 inc. sewer, water and garbage. There is also gated RV parking for a small fee as well as a picnic area and playground. The mobile has been recently painted, new roof on mobile & addition, new hot water tank, newer appliances, newer fence, garden box in the front, 2014 furnace. Mobile is anchored for financing. Mobile home park approval is required/no large dogs allowed in park.