

**390003 Range Road 6-3  
Rural Clearwater County, Alberta****MLS # A2200628****\$194,000**

<b>Division:</b>	Rural Clearwater County		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

Spacious and impeccably maintained, this stunning 2013 modular home offers 1,520 sq. ft. of high-end living. Featuring 3 bedrooms and 2 bathrooms, it showcases vaulted ceilings and an inviting open floor plan. The elegant kitchen boasts high quality, raised panel, rich, dark-stained Cabinetry, a large Eating bar, stainless steel appliances, a double-door fridge, a double oven, a built-in stovetop and hood fan. The expansive primary suite includes a luxurious 4-piece Ensuite with a jetted tub and separate shower. Washer and dryer and Blinds are included. Situated on a partially fenced, rented 3-acre lot with the option to stay subject to Landlord approval.