

45 Ricinus Ridge Rural Clearwater County, Alberta

MLS # A2200983


\$369,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Ricinus Ridge | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Mobile Home-Single Wide | | |
| Size: | 1,216 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 2.10 Acres | | |
| Lot Feat: | Few Trees, Many Trees, Treed | | |

| | | | |
|--------------------|-------------------------------|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Laminate, Linoleum | Sewer: | Septic Field, Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | 14-36-7-W5 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | CR |
| Foundation: | Block | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings | | |

Inclusions: Murphy Bed in spare bedroom, Hot tub - AS IS, TV mount in primary bedroom, Overhead heater in garage, Blue ray player in primary bedroom, 2 garage door openers- AS IS, Attached shelving in garage, Microwave not as shown

Welcome to your charming 2.1 acre retreat in Ricinus Ridge subdivision- ideal for full-time living or weekend get away. This cozy 2 bedroom(easily converted back to 3) ,2 (spacious 4 piece ensuite off of primary bedroom)bathroom mobile home , built in 1989, offers open - concept layout. The double attached heated garage is perfect for projects or storage. Enjoy the privacy of a beautiful treed lot with mature apple trees, fenced garden area, perennials landscaping and approx. 1 acre of cleared land at the back - ideal for creating your own peaceful sanctuary. This property has easy access to lakes , rivers, OHV trails, the west country and outdoor recreation. Only 10 minutes to Caroline and 25 minutes to Rocky Mountain House.