

**735005 Range Road 114
Hythe, Alberta**

MLS # A2207335



\$379,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	11.73 Acres		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Window coverings, rented propane tank.

Located just 1 km off pavement and only 7 minutes from Hythe, this 11.73-acre property offers the ideal balance of privacy, functionality, and convenience. The well-maintained 2016 manufactured home features 1,520 square feet of open-concept living space with vaulted ceilings and large windows that fill the home with natural light. The modern kitchen is equipped with a center island, pantry, and newer appliances, making it both stylish and practical. The layout includes three spacious bedrooms, each with walk-in closets, and a large primary suite complete with a 5-piece ensuite and ample storage throughout the home. Designed with rural living in mind, the acreage is fully fenced and cross-fenced with paddocks, a livestock waterer, and a mature shelterbelt, making it perfect for horse owners or anyone looking for a peaceful country retreat. Additional features include a high-producing water well, a tank-and-mound septic system, overhead power, and propane heating. All that's left to complete is the landscaping and deck areas. This move-in-ready acreage offers an excellent opportunity to enjoy the quiet of the countryside while remaining close to town amenities.