



**18, 80041 Hwy 11A , Rural Clearwater County, Alberta - \$120,000**



Main Photo

## Property Description

Well cared for and move-in ready, this 2 bedroom manufactured home is located in the peaceful West Country Community mobile home park, just 10 minutes west of Rocky Mountain House. Home features a unique offset floor plan with a spacious back entry addition offering excellent built-in storage – perfect for staying organized. The bright and open kitchen/dining area boasts vaulted ceilings, a skylight for added natural light, built-in china cabinets, stainless steel appliances, a convenient moveable island, and direct access to the laundry area. At the front of the home, you'll find a cozy living room also with vaulted ceilings and beautiful hardwood floors that extend throughout the main living areas creating a warm and inviting space. There are two good-sized bedrooms, including the primary with walk-in closet and direct



access to the 4-piece bathroom, which includes a custom tile tub/shower surround. Keep things cool inside with central air and enjoy the outdoors with both front and rear decks, a fully fenced yard ideal for pets, and a large concrete pad off the back deck. Storage is abundant with two powered sheds (10x12' and 13x16') and a tarp-covered carport. Parking is excellent with two stalls at the front and two more in the back. Monthly lot rent is \$500 and includes water, sewer, garbage, and snow removal.

## REALTOR Referral

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REALTOR®

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*Courtesy Of: RE/MAX real estate central alberta*



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