

**383002 Range Road 4-4**  
**Rural Clearwater County, Alberta**

**MLS # A2211973**



**\$955,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,924 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	154.80 Acres		
<b>Lot Feat:</b>	Farm, Private, Treed		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	17-38-4-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** Dishwasher (not working), Hot Tub ( as is, where is)

Welcome to your next ranch, whether you are looking to build your own or expand an existing operation, this great location that includes 154.8 acres has all you need. The 2008 upgraded 20x76 mobile home which includes 3 bed + 1 office, and 2 bath with a 400sqft addition that also entails a wood stove. Built with upgraded kitchen cabinets and skirting and a large 20x56 west facing deck it has all the space you need. The multi-use shop/barn is approximately 60'x62' with a West facing 12' lean two entailing 4 paddocks, which make the indoor space of the shop/barn approximately 50'x62'. The Shop/barn has a Tack Room spanning about 10'x22' with an electrical heater. There is two different sized insulated roll up doors at either end, facing North and South, The larger 10'x12' doors do have automatic door openers, and the smaller doors span 7'x10'. The 20'x12' shed to the South of the home is where you will find the water system. The property is fully fenced with a barb wire perimeter fence, the main corrals and paddocks are fenced with pipe and cable. There is an outdoor riding arena spanning approximately 100'x300' and there is 4 stock waterers on the property as well. The land is considered to have 70 acres that could be arable but is currently in pasture and the 84.80 acres is considered to be classified as improved pasture with intermittent sloughs. This property only 25 mins West of Sylvan Lake is move in ready for you to get right to work and build your dreams.