

\$270,000 - 44076a Township Road 41-3, Rural Clearwater County

MLS® #A2074603

\$270,000

3 Bedroom, 1.00 Bathroom, 1,120 sqft
Residential on 4.94 Acres

NONE, Rural Clearwater County, Alberta

Affordable acreage located in the Gimlet area north of hwy 12. 1983 mobile home with a unique floor plan featuring a big front end kitchen with lots of cabinets and countertops. Adjoining living room with vaulted ceilings and a big west facing window. 3 bedrooms including the master are in the other end of the home, plus the 4 piece bath and laundry area. Majority of the home has updated laminate flooring, new hot water tank last year and a new tin roof 5 years ago. Large covered deck gives you the opportunity to enjoy the outdoors rain or shine. Yard is landscaped with perennial beds and mature trees with a cute little kids playhouse out front. There's an older second mobile home just used for storage and a few older outbuildings on the property. 4.98 acres zoned CRA so you can bring the animals.

Built in 1983

Essential Information

MLS® #	A2074603
Price	\$270,000
Sold Price	\$245,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,120



Acres	4.94
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	44076a Township Road 41-3
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Parking	Parking Pad, RV Access/Parking
---------	--------------------------------

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Bar Fridge, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	Garden, Storage
Lot Description	Lawn
Roof	Metal
Construction	Metal Siding
Foundation	Piling(s)

Additional Information

Date Listed	August 16th, 2023
Date Sold	April 29th, 2024
Days on Market	255
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta - RMH

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.