

\$54,900 - 10 9 Pinewoods Drive, Rural Clearwater County

MLS® #A2170695

\$54,900

3 Bedroom, 1.00 Bathroom, 1,164 sqft
Mobile on 0.00 Acres

Pinewoods, Rural Clearwater County, Alberta

Can't afford the acreage but want to have the feel of country living? Then don't look any further and move into this cozy home and enjoy a magical amazing yard. The home features 3 bedrooms which 2 have custom built in beds and one of the bedrooms has a hand painted enchanted wall mural., There is a storage/office/craft room , 4 piece country bathroom, spacious entrance boot room with closets for lots of storage. Enjoy an open country style kitchen, with custom built kitchen island and matching countertops, leading to a cozy dining area followed by a spectacular living room with woodstove to not only warm up your home but your heart and soul. At the back door you'll walk out into a spacious 18' x 9' deck that feels like a second living room. 15' x 9' is roofed and screened in for those wonderful nights you spend out there. From your deck you walk out to your first outside inviting sitting area, with a firepit, built in bench , flowerbed retaining wall, a pond, custom built in cooler for those fresh beverages on hot summer days and more to enjoy your morning coffee or entertain your friends. Going up the custom build stairs beside the slide for your kids or little guests will eventually lead you to your hot summer day retreat under a tree that gives you natural shade. From there you walk down the hill, which is a great entertainment feature for those winter days. You then find a workshop



where you can store all your tools or garden supplies followed by two custom build woodsheds to hold your wood for those warm cozy days. Enjoy your fully fenced yard, or you can enjoy a sunny day on your open 15' x 12' front deck that leads to your parking pad, The front covered porch measures 10' x 11'6". The home has a brand new hot water tank, new thermocouple in the furnace, 2022 woodstove with all upgrades to pass WETT inspection , refurbished washer and dryer in 2022 and newer glass top kitchen stove in 2023. Only 10 minutes from Rocky Mountain House on pavement. . This park offers a storage compound for RV / boat etc.

Built in 1974

Essential Information

MLS® #	A2170695
Price	\$54,900
Sold Price	\$50,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,164
Acres	0.00
Year Built	1974
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Sold

Community Information

Address	10 9 Pinewoods Drive
Subdivision	Pinewoods
City	Rural Clearwater County
County	Clearwater County
Province	Alberta

Postal Code T4T 2A4

Amenities

Parking Spaces 2
Parking Parking Pad

Interior

Interior Features Ceiling Fan(s), Kitchen Island
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating Forced Air, Natural Gas
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Wood Burning Stove

Exterior

Exterior Features None
Roof Metal
Foundation None

Additional Information

Date Listed October 3rd, 2024
Date Sold November 15th, 2024
Days on Market 43
HOA Fees 0.00

Listing Details

Listing Office Royal Lepage Tamarack Trail Realty

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