# \$120,000 - 18, 80041 Hwy 11a, Rural Clearwater County

MLS® #A2252806

## \$120,000

2 Bedroom, 1.00 Bathroom, 1,085 sqft Mobile on 0.00 Acres

NONE, Rural Clearwater County, Alberta

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.







Built in 1997

#### **Essential Information**

MLS® # A2252806 Price \$120,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 1,085
Acres 0.00
Year Built 1997
Type Mobile
Sub-Type Mobile

Style Double Wide Mobile Home

Status Active

# **Community Information**

Address 18, 80041 Hwy 11a

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T4T 2A4

### **Amenities**

Parking Spaces 4

Parking Stall

#### Interior

Appliances Dishwasher, Electric Stove, Refrigerator, Window Coverings

Heating Forced Air Cooling Central Air

#### **Exterior**

Roof Asphalt Shingle

Construction Vinyl Siding

## **Additional Information**

Date Listed September 2nd, 2025

Days on Market 48

# **Listing Details**

## Listing Office RE/MAX real estate central alberta

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