

# **\$80,000 - 24 80041 Hwy 11a, Rural Clearwater County**

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MLS® #A2255544

**\$80,000**

2 Bedroom, 1.00 Bathroom, 924 sqft

Mobile on 0.00 Acres

NONE, Rural Clearwater County, Alberta

Welcome and take notice of a well kept mobile with several updates just outside of Rocky Mtn House. Step inside a cozy and clean home that has had many updates over the years including renovated kitchen, flooring, new hot water tank, roof (approx 2015) paint, and siding. A comfortable sized living room with large main window allows plenty of natural light. Kitchen/dining area offers pantry, nice counter tops and cabinet space with a small built in nook for office area. Dedicated laundry room is helpful with additional storage, and the 4 pc bath has seen updates over the years including vanity, backsplash, and tub surround. Youâ€™™ll find a spacious primary bed room with ample closet space and another good sized bedroom to complete the main sq footage. Extras include a fantastic attached but not heated mud room providing extra space and storage as well as a carport with plenty of extra room leftover for parking. The yard is fenced and provides a great space for relaxing and enjoying your patio area. Youâ€™™ll find a garden shed as well as another custom built shed with roll up door that makes excellent storage, a workshop, or whatever you wish for your needs. A perfect starter, revenue, or long term option which should be seen in person.

Built in 1979

## **Essential Information**



|                |                         |
|----------------|-------------------------|
| MLS® #         | A2255544                |
| Price          | \$80,000                |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 924                     |
| Acres          | 0.00                    |
| Year Built     | 1979                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 24 80041 Hwy 11a        |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T2A4                  |

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 4       |
| Parking        | Carport |

### Interior

|            |                                                                |
|------------|----------------------------------------------------------------|
| Appliances | Built-In Refrigerator, Electric Stove, Microwave, Washer/Dryer |
| Heating    | Forced Air                                                     |

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 2                    |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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