

# **\$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
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### Additional Information

Date Listed	September 10th, 2025
Days on Market	1

### Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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