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48, 33009 Range Road 55  
Rural Mountain View County, Alberta

MLS # A2197851



**\$419,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.60 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many T		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 131
<b>Basement:</b>	None	<b>LLD:</b>	5-33-5-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Lawn Mower, Cabinets in Storage room

Escape to the peace and privacy of country living with this charming acreage!! Nestled among mature trees, this cozy 2 bedroom, 1.5 bathroom mobile home offers a serene retreat with all the amenities of a modern home. Inside, you'll find the home has been some extensive renovations. A brand new wood-burning stove, perfect for those cozy winter nights, and a bright inviting living space. Windows are less than 2 years old and two patio doors were added at the same time. New flooring throughout, a brand new half bath ensuite and fully renovated 3 pce main bathroom with walk in tiled shower. Both bedrooms are very spacious with plenty of room in the closets. The covered deck provides the ideal spot to relax and enjoy the beauty of nature in any season. Back alley access and green space around the property makes this lot a rare find. The fenced yard is a peaceful retreat, featuring lilac bushes, fruit trees and berry bushes—a dream for those who love fresh, homegrown produce. With plenty of space for pets, hobbies or simply enjoying the great outdoors, this property won't last long. Don't miss your chance to own this picturesque, private acreage—perfect for first-time buyers, retirees, or anyone looking for a peaceful country escape!!