

# \$194,000 - 390003 Range Road 6-3, Rural Clearwater County

MLS® #A2200628

**\$194,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Mobile on 0.00 Acres

N/A, Rural Clearwater County, Alberta

Spacious and impeccably maintained, this stunning 2013 modular home offers 1,520 sq. ft. of high-end living. Featuring 3 bedrooms and 2 bathrooms, it showcases vaulted ceilings and an inviting open floor plan. The elegant kitchen boasts high quality, raised panel, rich, dark-stained Cabinetry, a large Eating bar, stainless steel appliances, a double-door fridge, a double oven, a built-in stovetop and hood fan. The expansive primary suite includes a luxurious 4-piece Ensuite with a jetted tub and separate shower. Washer and dryer and Blinds are included. Situated on a partially fenced, rented 3-acre lot with the option to stay subject to Landlord approval.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2200628  |
| Price          | \$194,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,520     |
| Acres          | 0.00      |
| Year Built     | 2013      |
| Type           | Mobile    |
| Sub-Type       | Mobile    |



|        |                         |
|--------|-------------------------|
| Style  | Double Wide Mobile Home |
| Status | Active                  |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 390003 Range Road 6-3   |
| Subdivision | N/A                     |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0C0                 |

### Amenities

|                |      |
|----------------|------|
| Parking Spaces | 4    |
| Parking        | None |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Vinyl Windows, Ceiling Fan(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s)   |
| Heating           | Central  |

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Piling(s)       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 42               |
| HOA Fees       | 400              |
| HOA Fees Freq. | MON              |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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