

\$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	24

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.