

# \$650,000 - 13 Hillside Drive, Rural Clearwater County

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MLS® #A2232496

**\$650,000**

2 Bedroom, 2.00 Bathroom, 1,259 sqft

Residential on 4.70 Acres

Hillside Estates, Rural Clearwater County,  
Alberta

Tranquil Country Living on 4.70 Acres â€“  
Perfect for Hobbyists or Nature Lovers!

Discover peaceful, modest living in this well-maintained 2-bedroom, 2-bathroom mobile home nestled in the heart of nature. Surrounded by serene forest views and set on a spacious 4.70-acre lot, this property offers privacy, comfort, and space to pursue your passionsâ€”indoors and out.

The home features an open-concept layout with a bright and airy living room, dining area, and kitchen that flow seamlessly together under vaulted ceilings, recently painted for a fresh look. Beautiful hardwood flooring extends throughout the home, complemented by large windows that flood the space with natural light. The kitchen is a standout, offering ample oak cabinetry, generous counter space, a gas stove, stainless steel appliances, and abundant storageâ€”ideal for everyday living or entertaining. The spacious primary bedroom is a true retreat, offering room for a full furniture set, generous closet space, and a private 4-piece ensuite for your comfort and convenience.

Step through the dining room onto a spacious deck, perfect for BBQs, relaxing, or enjoying the peaceful forest backdrop. A wood-burning stove adds warmth and charm in cooler months, while a wall A/C unit keeps things



comfortable in the summer. One of the two bedrooms is currently set up as a cozy sitting room, but can easily be converted back to a bedroom if needed.

You'll love the convenience of the attached heated garage, and the true gem of the property: a massive 40x46 heated shop, ideal for a tradesperson, car enthusiast, or hobbyist in need of serious workspace. Lots of out buildings for mixed use. This property is showcasing true pride of ownership.

Outside, enjoy a fire pit area, plenty of room for outdoor activities, and extensive exterior storage for all your tools, toys, or seasonal items. Whether you're looking to escape the city, start a hobby farm, or simply enjoy the great outdoors, this property offers a rare combination of function, beauty, and tranquility.

Built in 1988

**Essential Information**

MLS® #	A2232496
Price	\$650,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,259
Acres	4.70
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

**Community Information**

Address	13 Hillside Drive
Subdivision	Hillside Estates

City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4G 1S9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Forced Air, Propane
Cooling	Wall Unit(s)
Basement	None

### Exterior

Exterior Features	Fire Pit, Other
Lot Description	Back Yard, Garden, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, Treed, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Piling(s), Pillar/Post/Pier

### Additional Information

Date Listed	June 18th, 2025
Days on Market	10
Zoning	CR

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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