

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

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, Vinyl Windows, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
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	45
Zoning	CR

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

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.