

# \$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 | 12              |
| Zoning         | CR              |

### Listing Details

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

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