

# \$239,900 - 5109 44 Street, Clive

MLS® #A2236934

**\$239,900**

3 Bedroom, 2.00 Bathroom, 1,227 sqft

Residential on 0.18 Acres

NONE, Clive, Alberta

Nestled in the charming community of Clive, Alberta, this meticulously cared-for 2002 manufactured home offers a perfect blend of comfort and convenience. Situated on its own lot, the property features an impressive 24 x 28 detached garage, fully finished with custom shelving, providing ample storage for all your needs. The home boasts an open concept floor plan with three spacious bedrooms and two well-appointed bathrooms, making it ideal for families or those seeking extra space. Outside, the fully landscaped yard showcases a beautiful garden and a massive deck, perfect for entertaining or enjoying peaceful evenings. With convenient RV parking and a quick commute to nearby Lacombe, Stettler, Red Deer, and Blackfalds this property exemplifies small-town living with big value—an opportunity not to be missed!

Built in 2002

## Essential Information

MLS® #	A2236934
Price	\$239,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,227
Acres	0.18
Year Built	2002



Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	5109 44 Street
Subdivision	NONE
City	Clive
County	Lacombe County
Province	Alberta
Postal Code	T0C0Y0

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Storage
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Piling(s)

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	5
Zoning	.

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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