



GRASSROOTS
REALTY GROUP

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16111 TOWNSHIP ROAD 540B
Rural Yellowhead County, Alberta

MLS # A2220324



\$319,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	2.62 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	2-54-16-W5
Exterior:	Vinyl Siding	Zoning:	RD
Foundation:	Block, Wood	Utilities:	-
Features:	Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: COVERED STORAGE/PARKING, 2 STORAGE SHEDS, WHITE CUBE VAN BOX STORAGE, COVERED STORAGE (NEEDS TLC).

Affordable acreage in the Wolf Creek area, backing onto County land! BRAND NEW CARPETS BEING PROFESSIONALLY INSTALLED SOON! This modern 2012 manufactured home is nestled on beautiful 2.62 acres featuring a nice balance of treed and cleared land! The home has 3 beds, 2 full bathrooms, an open concept living space, pantry, and laundry/storage room. The windows are large and let in an abundance of natural light! New smoke detectors have been purchased and will be installed. Dishwasher will be put in the kitchen (not sure if it will be hooked up. All interior doors will be replaced, stove drawer will be installed, dishwasher will be provided, shower head in main bath will be installed. There are 2 sheds, covered parking/storage. Lots of parking. Property is on the list to have Fibre Optics Installed. The river is in close proximity, great spot to enjoy nature and country living at an affordable price. With a bit of TLC, this property has great potential to be your dream property!