



GRASSROOTS
REALTY GROUP

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10401 103 Street
Fairview, Alberta

MLS # A2222986



\$157,400

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,000 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street, Workshop in Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Humidity Control, Natural Gas, Wall Furnace	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, French Door, High Ceilings, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Skid shed

Welcome Home! Welcome the sun shine! This home is full of natural light. With windows that are vinyl double paned, exterior metal door, walls with an extra layer of panel, and R40 ceiling make for a quiet and energy efficient home. Stainless steel appliances make for an easy clean up. Fridge has the freezer on the bottom, gas stove is a joy to cook on, and the microwave with fan make for a great use of space (fan vents outside). The kitchen has lots of cupboard space, the vinyl plank flooring continues down the hall to the stacking washer and dryer. From the kitchen you can exit through the patio doors onto your deck where your BBQ would fit. This 2- bedroom modular home is welded to screw pilings, the pony wall is insulated and is made of a 30- year panel board, with good venting. This home has a fully fenced yard with a large gate for pulling your RV through. The roof was shingled in 2024. The 9X27 deck with metal rails, is a lovely place to sit and enjoy the Peace Country Evenings! The large 14X28 insulated Skid Shed has a ramp door for easy quad storage, the winch is attached to the door making it easy to lower or lift the door. There are hooks in the ceiling for hunters, plus lots of shelving for storage. There is a 220 plug in plus a small heater that hooks up to gas. This modulare home being attached to its own lot makes it easy for insurance and a mortgage. Don't miss out on this home, call and book your viewing!