



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**113, 02540 Township Road 353  
Rural Red Deer County, Alberta**

**MLS # A2228796**



**\$140,000**

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**Division:** Carefree Resorts

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**Lot Size:** 0.06 Acre

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**Lot Feat:** Close to Clubhouse, Cul-De-Sac, Seasonal Water, Treed

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**By Town:** Innisfail

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**LLD:** 19-35-2-W5

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**Zoning:** DCD21

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**Water:** Drinking Water

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**Sewer:** Public Sewer

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**Utilities:** Electricity Paid For, Sewer, Water Paid For

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Prime location just around the corner from the Clubhouse and pool. This 40 ft. air conditioned, 1992 Nomad destination trailer is in great condition and has never had water damage. Upgraded flooring in the living room. Comes with all appliances, queen bed, day bed, table & 4 chairs, TV, convection oven and housewares. The attached sunroom has an approved pellet stove for those chilly fall evenings. The low maintenance, fenced yard has a shed, Tiki bar and very private cozy firepit area. Located on a quiet cul-de-sac a few lots from Rainbow Park.