



GRASSROOTS
REALTY GROUP

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78 Parkland Acres Lacombe, Alberta

MLS # A2229656

\$65,000



Division:	Parkland Trailer Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,124 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle, Metal
Basement:	-
Exterior:	-
Foundation:	Other
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Portable Microwave, Window Coverings, TV Wall Mount & TV in Living Room, Wall Unit in Living Room, Wall Unit in Kitchen Eating Area, Shelving Unit & Cabinet with Doors Near Back Door, Shelving Unit & Cabinet with Doors in Laundry Area, White Planter Boxes in Back Yard, 2 Sheds

Quick Possession Available ~ 78 Parkland Acres, Lacombe ~ Affordable opportunity in Parkland Acres! If you're looking for a well-priced 3 bedroom and 2 bathroom home with potential, this is the one for you! Situated at the entrance of the Parkland Acres mobile home community, this 1989-built home offers 1,124 sq. ft. of living space PLUS the addition (265 sq ft) which was added about 3 years ago. The open-concept kitchen, eating area, and living room is the centre of the home with the benefit of a vaulted ceiling above. The home features vinyl plank flooring throughout and stainless steel appliances. The home could benefit from some freshening up, so with a little creativity, you can turn this home into your own personal space. Towards the back of the home, there is an exit door with a dedicated laundry and furnace room with built in cabinets & storage space. The primary bedroom, located at the back of the home, comes with a 4-piece ensuite bathroom and walk-in closet. At the front of the home there are 2 bedrooms, a full main bathroom and a 3rd exit door leading out to the carport, porch and addition. The addition (added about 3 years ago) provides extra living space with good sized vinyl windows and another exit door to the back yard. The carport offers sheltered parking, and the side ramp ensures accessibility for everyone. What would you do with the covered porch space? There are 2 sheds in the backyard for outdoor storage and several garden boxes. FYI: the home was just recently levelled. Monthly lot rent is \$600, which includes garbage, water, and sewer fees. As an owner, grass cutting is your responsibility. Landlord approval is required for occupancy and 1 pet per home approval. (The community allows 1 dog under 16 inches.) Parkland Acres is nestled in the heart of Lacombe, close to schools, parks, shopping, various amenities

and beautiful pathways. This is a great spot to settle in and put your stamp on a home in beautiful Lacombe Alberta!