



**GRASSROOTS**  
REALTY GROUP

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**4946 43 Street**  
**Vermilion, Alberta**

**MLS # A2230728**



**\$115,000**

<b>Division:</b>	Vermilion		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R2
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Affordable, Modern, Living. Zoned R2 - This 3 bedroom mobile home has seen every single window swapped for vinyl, a kitchen renovation, and newer appliances throughout. The fully-fenced backyard supplies a large storage shed, multiple decks, and an open area for activities. Also on the property, an added 14' x 12' porch which was previously used as a workshop. Not your average mobile home! Vacant and can accommodate an immediate possession transfer.