



GRASSROOTS
REALTY GROUP

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26, 5404 42 Street
Innisfail, Alberta

MLS # A2231238



\$57,500

Division:	Westwood		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	924 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Metal Frame, Metal Siding , Mixed, Vinyl Siding	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: 3 Sheds

Big value with even bigger potential. A 1978 Fleetwood mobile home in Westwood manufactured mobile home park. The mobile home measured up to be 14'x66' , solid, clean, well built addition with wood burning stove measured up to be 16'x12', east facing front, freshly painted deck is 8'x8', back deck facing south west is 12'6"x 11'6", carport measured up to be 19'4"x 9'10", back porch measured 11'x8", garden shed #1 is 12'x8', garden shed #2 is 10'x8', 3rd garden shed is oddly cool and round. Newer refrigerator, newer stove, newer washing machine, newer stick and peel linoleum in kitchen, living room has carpet. The primary bedroom offers a cheater door to a 4 piece bath, bedroom #2 has it's own 3 piece ensuite and most windows upgraded over the years to a vinyl window. If you're looking for affordable living that has a little extra square footage and you get a carport, numerous sheds, 2 decks, fenced yard and the wonderful small town feel of Innisfail, Alberta, then you should look at this home. Home needs shingles, pet friendly park with park approval. Seller is in a great position to accomodate a buyer's quick possession. Current pad rent will be approximately \$765/month and includes garbage, sewer, water, park care and upkeep. Home is ideal for young peoples starting out, perfect place to retire or if you just need to bounce into a new atmosphere with new surroundings this might be where you want to be.