



GRASSROOTS
REALTY GROUP

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5211 52 Avenue
Valleyview, Alberta

MLS # A2233965



\$102,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Rectangular Lot		

Heating:	See Remarks	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	RMH
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: Buyer accepts all items left in the home at the time of closing in "as is-where is" condition

Opportunity knocks with this court ordered sale (PROVIDED AS-IS WHERE IS) of a mobile home located in the peaceful community of Valleyview, Alberta. Situated on a spacious lot with a detached garage, this three-bedroom, two-bathroom mobile offers a great layout with an addition, making it a promising project for the right buyer. This property requires remediation work to bring it back to a livable condition. It is being sold as is, where is, with no warranties or guarantees regarding its condition. The layout of the home is functional, featuring three generously sized bedrooms and two full bathrooms, offering the potential for comfortable living once improvements are made. Valleyview is a welcoming and well-established community, offering convenient access to local amenities including schools, grocery stores, and other essential services, making it an ideal location for families or those looking for a quieter lifestyle while still being close to essential conveniences. The spacious lot and detached garage provide additional storage space and potential for future development of a garden etc. Whether you are an investor, a home renovator, or someone looking for a property with potential, this mobile home offers a unique opportunity to create your ideal living space.