



GRASSROOTS
REALTY GROUP

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13, 660022 Range Road 225.5
Rural Athabasca County, Alberta

MLS # A2235744



\$150,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,480 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.51 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Lagoon, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	None	LLD:	-
Exterior:	Metal Frame, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: All window blinds

Affordable living in the country. Large half acre lot with 1480 sq ft manufactured home with 2 additions. Kitchen has been completely renovated, 4 bedrooms and spacious mud room. In 2010, 2 additions were added along with numerous renovations including vinyl siding with rigid foam insulation, vinyl windows, doors, shingles, replaced interior insulation, panels/drywall, furnace, laminate flooring, bathroom fixtures and paint. Landscaped back yard has a raised walkway leading back to a large fire pit area. Spacious 18ft x 18 ft workshop, and shed for extra storage. Located in a condominium community, fees are \$100/mth and cover garbage and road maintenance. Municipal water supply.