



**GRASSROOTS**  
REALTY GROUP

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**46 5812 Street NW**  
**High Prairie, Alberta**

**MLS # A2236151**



**\$179,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Wood
<b>Features:</b>	Kitchen Island, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	residential
<b>Utilities:</b>	-

**Inclusions:** n/a

Family Home or Investment property available. This 3 Bedroom 16x76 Manufactured Home with a 14 x 24 addition is an affordable First Home. Numerous features include, vaulted ceiling, a built in island, pantry, china cupboard, main floor laundry, private master bedroom with ensuite, covered deck, and a fenced yard. All this and you will own the lot. The home in great condition and has a long term tenant. The property is close to the elementary school . Call for your private viewing!