



**GRASSROOTS**  
REALTY GROUP

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46 5812 Street NW  
High Prairie, Alberta

MLS # A2236151



**\$179,900**

**Division:** NONE

**Type:** Residential/Manufactured House

**Style:** Modular Home

**Size:** 1,200 sq.ft. **Age:** 1999 (27 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Off Street

**Lot Size:** 0.13 Acre

**Lot Feat:** Landscaped, Standard Shaped Lot

**Heating:** Floor Furnace, Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** residential

**Foundation:** Wood

**Utilities:** -

**Features:** Kitchen Island, Pantry

**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!