



GRASSROOTS
REALTY GROUP

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4516 47 Ave
Mayerthorpe, Alberta

MLS # A2238538



\$179,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMHS
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: Garbage bin and recycle bin

Welcome home to this incredibly tidy and well-kept 16' wide mobile, set on its own titled lot! This spacious 3-bedroom, 2-bath home offers a bright open floor plan and thoughtful updates throughout. Step into the large primary bedroom retreat—complete with a massive ensuite that includes double sinks, a double jetted soaker tub, a standalone shower, and a private water closet. The kitchen is cheerful and functional, with a window over the sink, a skylight for extra sunshine, and plenty of cabinets for storage. The living room feels cozy and bright with a side window that opens for a breeze. This home has seen valuable upgrades: vinyl windows, fresh paint, updated laminate flooring, newer vinyl siding, and freshly painted decks. Enjoy the private yard and relax or tinker in the double detached garage 24" x 26', which is fully finished, insulated, and heated with a wood stove. The garage backs onto a paved parking pad for easy access. Clean, comfortable, and move-in ready—this is a great find with land ownership included!