



GRASSROOTS
REALTY GROUP

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**421 Margaret Avenue
Duchess, Alberta**

MLS # A2240585



\$179,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,025 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Garden, Landscaped, Lawn, Pav		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding	Zoning:	R-1
Foundation:	Block	Utilities:	-
Features:	Bookcases, Closet Organizers, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: Two garden sheds

Charming and affordable home in the quiet friendly town of Duchess, on its own landscaped lot! This lovely home has had many updates including a new furnace, hot water tank, hassle free metal roof, metal siding and a composite deck on the back. The inside has a lovely open concept with newer ceramic tile and vinyl plank and paint through out the home, as well as an updated modern kitchen counter, tile, cabinets, stainless steel kitchen appliances, newer washer/dryer, newer vinyl windows, a good size bathroom with a tiled in soaker tub and two spacious bedrooms with storage shelves ! Come take a look before this one it's gone.