



**GRASSROOTS**  
REALTY GROUP

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9913 80 Avenue  
Peace River, Alberta

MLS # A2242125



**\$129,900**

Division:	North End		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,488 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Level, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R MH Sub
Foundation:	Block, Wood	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: NA

Very attractive initial listing price for this mobile home on its own lot - one of the few available in the town that offers a good value for a home and lot. This is a 1981 mobile home with 3 bedrooms and possibly a 4th if the addition is used for that. Just under 1500 sq ft the home has an open floor plan, 3 bedrooms, 2 bathrooms, a unheated entry about 8 X 6 that is great to use to get out of the elements, a covered porch area currently with a hot tub but hasnt been used in awhile and a side deck off the patio doors and a large fenced yard. There will be some things that can be done over time but the home is pretty much ready for you to move into. This is a great option to renting and probably much more affordable. The sign is up!!! Call today!