



GRASSROOTS
REALTY GROUP

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**10404 98 Street
Fairview, Alberta**

MLS # A2242228



\$134,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,456 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Desert Front, Landscaped, Lawn, Level, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMHS
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

AMAZING LOCATION! NO NEIGHBOURS ACROSS THE STREET! CLOSE TO SCHOOLS! This 1456 sq ft, 4 bedroom, 2 full bathroom home boasts an efficient kitchen with peninsula, a hutch area, laundry room & addition which makes a spacious 4th bedroom with walk-in closet! A gorgeous newer deck with 6 foot wide stairs leads down to the landscaped yard & newly painted & weather protected shed! The fully fenced yard has gate access in the back to & from the alley! This updated mobile is on its own land, NOT in a restricted subdivision! Ample parking with a 4 car parking pad & room for some RV parking! Never have frozen pipes with new 10 year warranty heat tape from end to end underneath the mobile! Photos online were before the property was tenant occupied. Will be vacant August 31/25 & restored to photo condition.