



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 (32 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:** fridge, stove, dishwasher, large microwave, cereal dispenser, washer, dryer

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!