



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 (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!