



GRASSROOTS
REALTY GROUP

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6, 1229 Waterton Avenue
Pincher Creek, Alberta

MLS # A2244493



\$245,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Paved		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Masonite, Wood Frame	Zoning:	-
Foundation:	Pillar/Post/Pier	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), No Smoking Home, Skylight(s)		

Inclusions: N/A

Pride in ownership is evident in this lovely, well maintained 3 bedroom, 2 bath Modular home. From the minute you drive up to the property, you can clearly see the care put into this home. The yard is immaculate and well cared for. The paved driveway has room for 3 vehicles, the yard is fully fenced, has a concrete pad for a fire pit and includes 3 sheds, two of which are insulated and have power. The deck is roomy and includes a ramp for easy access. The inside of the home also reflects both pride and cleanliness. The large living room has new flooring and trim. The kitchen boasts upgraded Hickory cabinets, new sink and taps, under sink hot water tank for instant hot water, newer appliances and under cabinet lighting. Large primary bedroom with a walk in closet and 4 piece en-suite. And check out the newly renovated main bath with a beautiful walk in shower!