



GRASSROOTS
REALTY GROUP

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**238 Skogg Avenue
Hinton, Alberta**

MLS # A2248369



\$267,000

Division:	Hardisty		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Wa		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-MHS
Foundation:	Piling(s)	Utilities:	Electricity, Natural Gas, Phone, Sewer Connected, Wa
Features:	Ceiling Fan(s), Laminate Counters, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: 2 Sheds

Welcome to 238 Skogg Avenue! This 3 bedroom manufactured home has much to offer. The home backs onto greenspace, has nice driveway, a 29'x10' covered deck that leads you to the front & back doors & into back yard (complete with a ramp). Step into the kitchen that features a skylight, ample cabinets and is open to the living room. To the back of the home you will find three bedrooms, the main bath & laundry. The master bedroom ensuite features a walk-in tub (handicap accessible). Updates to the home include a metal roof, on demand hot water system, brand new BI dishwasher, the skylight has just been resealed. The home comes with a new BI dishwasher, 3 year old refrigerator, counter top stove, built in oven and 2 sheds. If you are looking to downsize, this may be perfect for you & all on one level,, covered deck to soak up the sun & minimal stairs. This home is all ready for it's new owner to move right in!