



**GRASSROOTS**  
REALTY GROUP

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**1549 15 StreetCrescent**  
**Wainwright, Alberta**

**MLS # A2250603**



**\$188,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH1
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome to this well maintained manufactured home built in 2007, offering comfort & convenience in a peaceful setting. 1,152 sq.ft. residence features a bright & open-concept layout that seamlessly connects living room, dining area & kitchen making it ideal for both family living & entertaining. The home offers 3 spacious bedrooms & 2 full bathrooms. The kitchen comes equipped with all the essentials: fridge, stove, dishwasher with the added bonus of a washer, dryer & deep freezer in the separate laundry room. For those looking for a move-in ready option, some furnishings such as beds, a leather couch & loveseat, TV's & dining furniture may also be included. Step outside to enjoy two decks, a large front deck perfect for gatherings & a cozy back deck well suited for a bistro set. The yard includes two handy sheds for extra storage & a front concrete driveway with space for two vehicles. Situated in a quiet, mature cul-de-sac close to splash park, this property offers a wonderful blend of tranquility & convenience. Listed at an attractive price, this home presents an excellent opportunity for first-time home buyers, downsizers or anyone looking for a welcoming space in a family-friendly neighborhood.