



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1549 15 StreetCrescent
Wainwright, Alberta

MLS # A2250603



\$183,500

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

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