



GRASSROOTS
REALTY GROUP

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15350 Twp Rd 672
Plamondon, Alberta

MLS # A2253320



\$219,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Mobile Home-Single Wide | | |
| Size: | 1,260 sq.ft. | Age: | 1972 (53 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | 5.04 Acres | | |
| Lot Feat: | Level | | |

| | | | |
|--------------------|---|-------------------|-------------|
| Heating: | Forced Air, Propane | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 16-67-15-W4 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | AG |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Sauna, See Remarks | | |

Inclusions: N/A

This cute and cozy 3-bedroom, 1-bathroom mobile home (with addition) offers 1,260 sq ft of character-filled living space, nestled on 5.02 private acres with no neighbors in sight – just some cows in view from the back yard and plenty of room for the kids to roam. Recent upgrades including a modern sauna, new roof, custom closets, and loads of storage throughout. The home is anchored and features an upgraded 100-amp electrical panel – a key requirement for insurance. It’s serviced by a 2,500-gallon septic tank and a 2,500-gallon cistern for reliable rural living. The floors are a little sloped but it's placed on pilings and is anchored.