



**GRASSROOTS**  
REALTY GROUP

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

**17015, 742A Township  
High Prairie, Alberta**

**MLS # A2253404**



**\$259,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Front Drive, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	3.16 Acres		
<b>Lot Feat:</b>	Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind,		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s), Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** n/a

Affordable Low Maintenance Acreage for Sale! Move in ready, this newer Mobile has all the modern amenities you need, from the tasteful cabinetry to the open design with Vaulted Ceiling, 2 bedrooms, 4pc bath and Main floor Laundry. Step out on to the 11'x32' deck and sit and enjoy the peacefulness of your surroundings secluded from the hustle and bustle of the day with access to your firepit overlooking the garden and the acres of well manicured lawn for all your recreation needs. 3.16 acres surrounded by mature Spruce and serviced with Municipal water,natural gas and Power.(RV Plug in available as well). The 18'x24' Equipment storage shed with concrete pad, shingles 3 years old is fantastic for storing all the lawn equipment and more. The additional 12'x20' shed with heavy floor construction will take care of the rest of your storage needs. A 10 minute drive from Town for a quick commute and getting you back home in record time to enjoy County living at its finest. Call or text for your viewing today. Great property at a great price!