



GRASSROOTS
REALTY GROUP

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31, 4851 46 Street
Sylvan Lake, Alberta

MLS # A2257533



\$118,500

Division:	Downtown		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	826 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, Stove , Dishwasher, Washer and Dryer, Window coverings and storage shed.

Looking for an affordable space at the lake? Look no further. This 2 Bedroom 1 bathroom home has been well maintained, recently updated and is ready for a new owner now! Lot rent is reasonable at \$540 a month which includes water,sewer and garbage. Water lines beneath the trailer were replaced in 2023 with new Heat tracing. Shingles are about 9 years old. 40 gallon water tank replaced in 2023 with new drain pan. New furnace just installed 2025 with new chimney and thermostat. Stove , dishwasher and washer and dryer all replaced in 2024. The bedrooms and living room have just been repainted and New smoke alarms installed. This home has a covered deck, fenced yard , raised garden beds and a storage shed. Within walking distance to the lake , shopping and dining. New owners would need to pay a deposit of \$540 to the park and submit an application for approval. Pets are allowed with restrictions. Parking pad can easily accommodate a truck and car or 3 small cars. Additional parking is available across the street for guests.