



**GRASSROOTS**  
REALTY GROUP

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

**743010 Range Road 50 #119**  
**Sexsmith, Alberta**

**MLS # A2257591**



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	3.40 Acres		
<b>Lot Feat:</b>	Many Trees, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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>	RR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Open Floorplan, See Remarks		

**Inclusions:** NA

Welcome to this fully updated 1993 mobile home on a beautiful acreage in Morgan Mountain! This property has seen extensive upgrades, including a new septic tank and field, new water lines, belly tarp, shingles, windows, and a completely renovated kitchen with modern appliances. Every detail has been redone with care—from the hardware on the drawers to the stylish light fixtures—making this home truly move-in ready. Enjoy the outdoors on the massive 12' x 48' deck, perfect for entertaining or relaxing, and take advantage of the 16' x 40' garage with electrical for parking, storage, or hobbies. Even better—the road leading to the property is currently being paved, soon providing pavement right to your door. A rare opportunity to enjoy country living with modern updates, easy access, and beautiful finishes throughout!